

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs



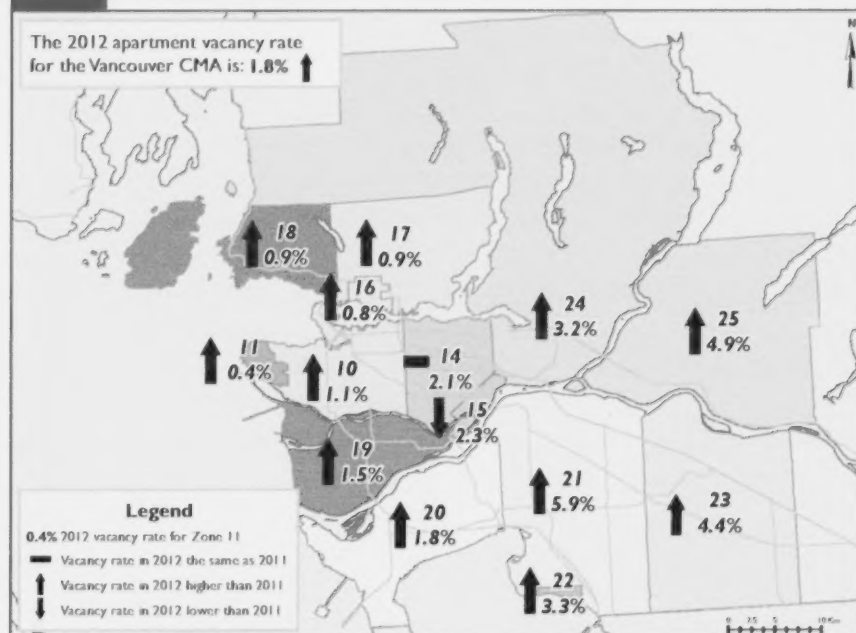
CANADA MORTGAGE AND HOUSING CORPORATION

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Vancouver Highlights

- The average vacancy rate rose to 1.8 per cent in October 2012 from 1.4 per cent in October 2011 for purpose-built rental apartments.¹
- The average rate of rent increase for two-bedroom purpose-built rental apartments between October 2011 and October 2012 was 2.3 per cent.² The general rate of inflation for this period was 0.7 per cent.

Figure 1



¹ Due to seasonal factors, the results of the October 2012 Rental Market Survey are not directly comparable with the results from the April 2012 Rental Market Survey.

² CMHC compares rents from a common sample to determine market movement. This sample does not contain new units added to the rental stock in the past year.

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- The relative cost of renting in purpose-built rental housing compared to the cost of home ownership will continue to support rental demand and keep vacancy rates in this market segment low.
- The rental condominium apartment vacancy rate increased to one per cent in October 2012.

Rental Vacancy Rates Edge Up

An increase in rental supply contributed to higher vacancy rates for both purpose-built and secondary market rentals in the Vancouver Census Metropolitan Area (CMA) during the past year.³ Most of the supply increase was in the secondary rental market. For the purpose-built rental market, some of this increased supply was new-construction units, but most were units that were added back into the rental pool after renovation and / or repurposing⁴. The vacancy rates edged up to 1.8 per cent for purpose-built rental apartments and one per cent for

rental condominium apartments.

Even though rental vacancy rates were slightly higher, the demand for rental housing increased during the past year. Relative to October 2011, the estimated number of occupied rental units rose; approximately 3,606 more rental apartment units were occupied in October 2012 than a year earlier.⁵ About half of these units were in Vancouver City.

Tepid employment conditions for the 15 to 44 age cohort in the Vancouver CMA also contributed to the upward movement of rental vacancy rates. In October 2012, total employment in the Vancouver CMA for the 15 to 44 age cohort slipped one per cent year-over-year, which could have imparted some moderation on an otherwise healthy rental demand.

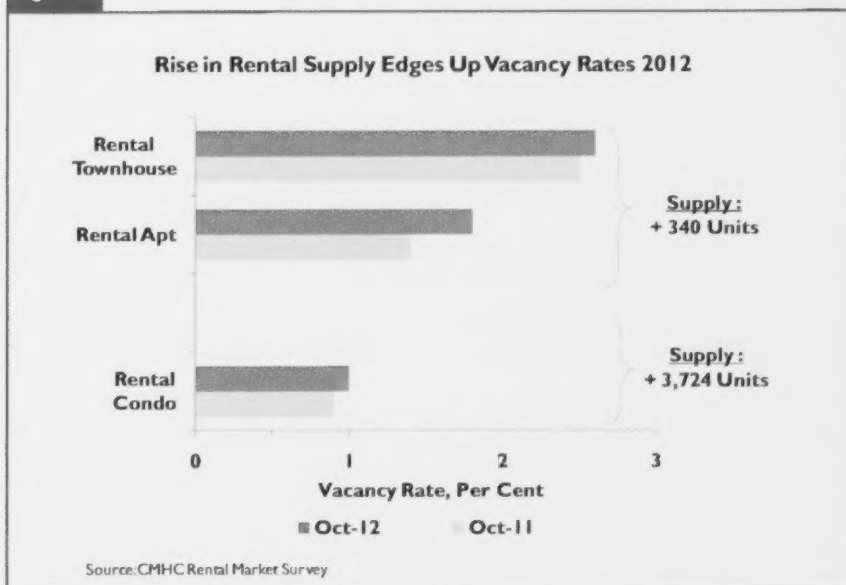
Vacancy rates were generally lower in and near the city core, where homeownership costs are higher and where employment and educational opportunities are concentrated, attracting demand for rental housing. In Vancouver Downtown⁶, the

average vacancy rate for purpose-built rental apartments was one per cent. Vacancy rates for the rest of Vancouver City ranged from 0.7 per cent to 1.6 per cent. Areas close to Vancouver City, such as Richmond, North Vancouver, and West Vancouver, reported similar vacancy rates ranging from 0.9 per cent to 1.5 per cent. In contrast, Coquitlam, Port Moody, and Port Coquitlam, where home prices are relatively lower, recorded average vacancy rates of 3.2 per cent for purpose-built rental units.

The purpose-built rental apartment stock in the Vancouver CMA is dominated by one- and two-bedroom units. One- and two-bedroom units comprise 87 per cent of all purpose-built rental apartments in the Vancouver CMA. In October 2012, vacancy rates for these units rose to 1.7 per cent and 2.4 per cent for one- and two-bedroom units, respectively.

Three-or-more-bedroom purpose-built rental units had the lowest vacancy rates relative to other bedroom types in all areas except Maple Ridge / Pitt Meadows and Surrey. This unit type, which totalled about 2,230 units for the CMA, comprises the smallest segment of purpose-built rental housing. Census 2011 shows that there were approximately 224,930 private households with four or more persons in the Vancouver CMA.

Figure 2



³ The primary rental market refers to purpose-built rentals whereas the secondary rental market refers to housing units that are either condominium apartments or accessory suites that are offered as rental housing.

⁴ Repurposing could include a shift from rental to condominium apartments, and vice versa.

⁵ Purpose-built rental and rental condominium apartments.

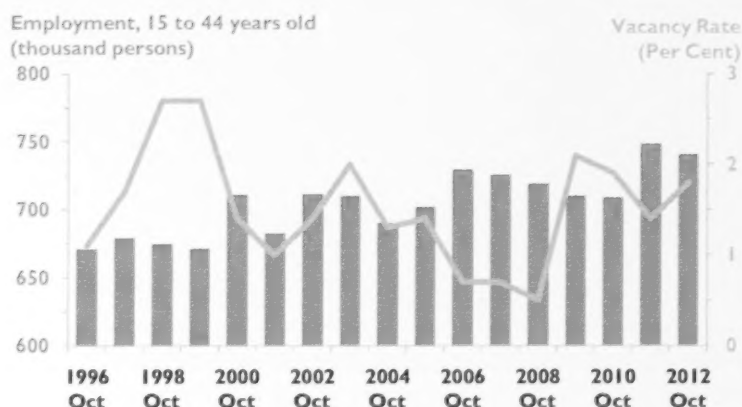
⁶ Refers to rental zones West End/St Stanley Park, English Bay, and Downtown combined.

With the supply of three-or-more-bedroom purpose-built rental sitting at about one-tenth of the number of households that would most likely require more than two bedrooms, the low vacancy rate is expected, particularly within Vancouver City, where property values are elevated. During the past year, vacancy rates have been stable for three-or-more-bedroom purpose-built rental units in many areas in Vancouver City, such as English Bay, Downtown, South Granville / Oak, and Marpole. In these areas, vacancy rates for larger rental units have remained at zero.

The relative cost of renting compared to home ownership has and will continue to support demand for purpose-built rental apartments and to a lesser extent, rental condominium apartments, keeping vacancy rates low in the Vancouver CMA. This is especially applicable to Vancouver City where the gap between the average monthly mortgage payment and the average rent for a purpose-built rental apartment is larger than in other areas with lower home prices. The difference between the average rent for a purpose-built rental apartment and the monthly mortgage payment for an average priced condominium apartment is approximately \$514 for a bachelor unit and increases to \$4,039 for a three-bedroom unit in Vancouver City.⁷ In Surrey, the difference between renting and owning ranges from \$171 for a bachelor unit to \$461 for a three bedroom unit. This also explains some of the regional variances in purpose-built rental vacancy rates discussed earlier.

Figure 3

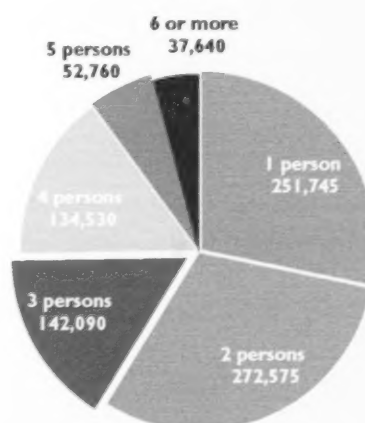
Lower Employment in 15 to 44 Age Cohort Moderates Demand for Purpose-built Rental Apartment



Source: CMHC Rental Market Survey, Statistics Canada

Figure 4

Vancouver CMA: Number of Private Households by Size, 2011



Source: Census 2011

⁷ Mortgage payment assumptions: 20 per cent down payment, 25 year amortization, 5-year posted mortgage interest rate

Average Rents Higher

Despite the increase in vacancy rates, the rate of increase for purpose-built apartment rents has outpaced the general rate of inflation during the past year. Average rents for two-bedroom purpose-built rental units in the Vancouver CMA grew 2.3 per cent in 2012 whereas the rate of inflation was 0.7 per cent during the same period. The allowable rent increase in British Columbia for 2012 was 4.3 per cent, compared to 2.3 per cent in 2011 and 3.2 per cent in 2010. Other reasons for the relatively strong increase include suites that were renovated between October 2011 and October 2012 and could rent at a premium as well as tenant turnover.

Average rent increases were noted for most markets in the Vancouver CMA. Markets close to the downtown core recorded stronger rent growth than areas further from the core such as Surrey and the Tri-Cities where vacancy rates were relatively higher. Average rents for all bedroom types in the City of Vancouver rose three per cent from 2011 levels. Just beyond the city core, the cities of Burnaby and Richmond recorded average rent growth of two per cent and 1.2 per cent, respectively. Further out in the Tri-Cities and Surrey, average rents were relatively flat, increasing 0.8 and 0.3 per cent, respectively.

The average rents for rental condominium apartments in the Vancouver CMA kept pace with the rate of inflation. A supply increase of 3,724 rental condominium apartment units helped to keep the rate of rent increase contained. The presence of renovated suites as well as newly constructed, condominium-quality purpose-built units could narrow the perceived difference between living

Figure 5

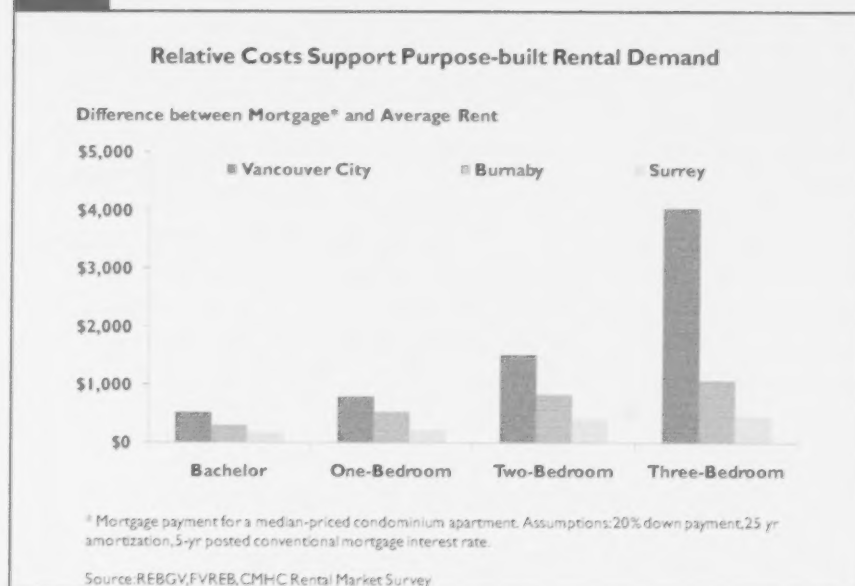
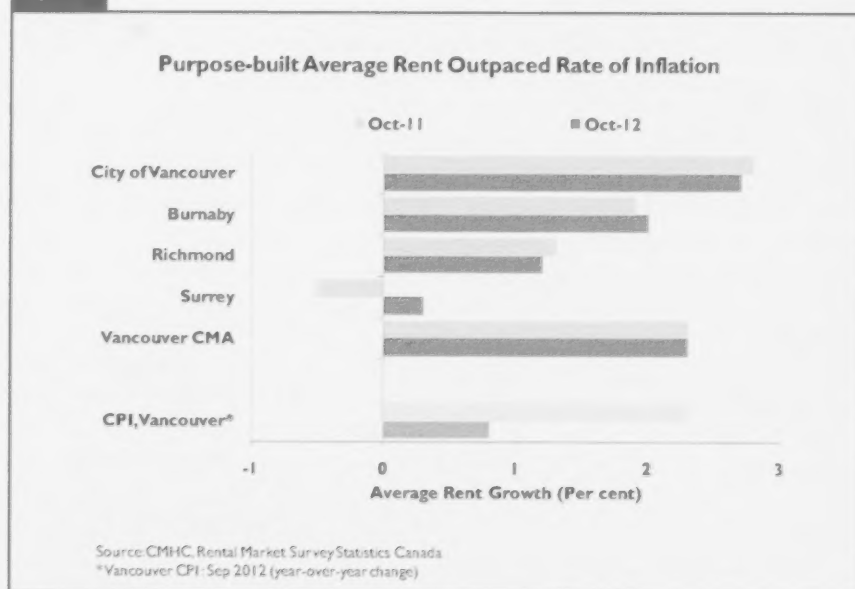


Figure 6



in a rental condominium apartment versus a purpose-built rental unit. This, together with increases in supply, will likely reduce the rent premium, which rental condominium apartments have over purpose-built rental apartments over time.

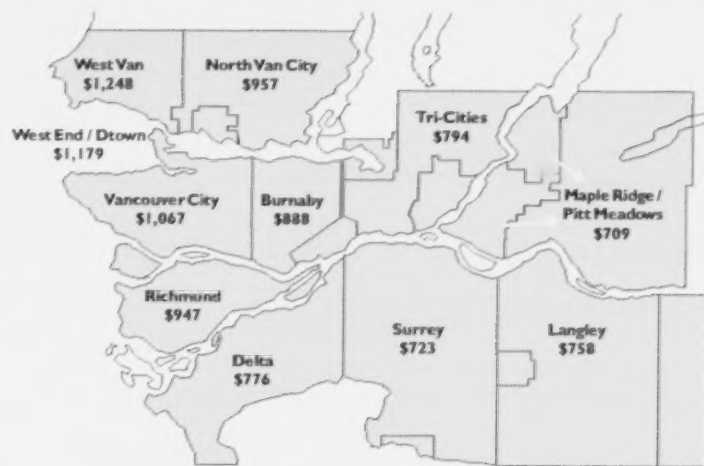
Rental Market to Remain Stable

The Vancouver rental market is forecast to remain stable next year. Purpose-built apartment vacancy rates are expected to remain below two per cent. The supply of purpose-built rental housing is expected to increase, due in part to new rental construction under the Short Term Incentives for Rental Housing (STIR) program, which ended in December 2011. Demand for rental housing is likely to keep pace with the upcoming increase in supply and keep the average vacancy rate at about 1.4 per cent in 2013. Mortgage rule changes in July 2012 may encourage potential homebuyers to save for a bigger down payment, which could keep some renters in rental housing longer.

General economic and housing conditions are expected to support rental housing demand. Employment conditions have been positive and stable, and the current housing market conditions are tipped in favour of renting with consumers more likely to adopt a more cautious posture towards the transition into homeownership from renting. Population growth in the Vancouver CMA is largely migration-driven and new migrants tend to choose renting over home ownership when they first arrive. According to the Census 2011, approximately 74,105 new private households were added in the Vancouver CMA since 2006, bringing the total number of private households to 891,335.⁸

Figure 7

Average Purpose-built Rent for One-Bedroom Apartment by Area



Source: CMHC Rental Market Survey

⁸ Private households do not include persons residing in collective dwellings, such as hotels, hostels, seniors' housing, hospitals, and group homes.

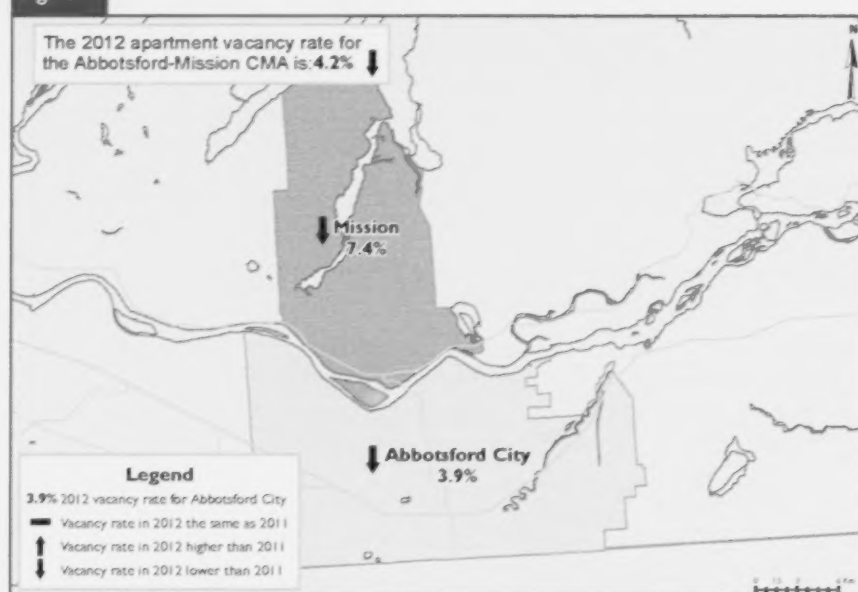
Abbotsford-Mission CMA

- Vacancy rates declined from 6.7 per cent in October 2011 to 4.2 per cent in October 2012.
- The purpose built rental stock remained stable.
- Despite a drop in the vacancy rate, average rents grew at a pace less than the rate of inflation.

Vacancy Rates Drop In the Region

The demand for apartment rental accommodations increased in 2012. Improving employment and a growing population combined with little growth in the rental stock contributed to the decline in the vacancy rate. According to CMHC's Fall Rental Market Survey, the apartment vacancy rate for purpose-built rental buildings in the Abbotsford-Mission CMA was 4.2 per cent, a decline from 6.7 per cent in October 2011. The decline in vacancy brings the rate closer to

Figure 8



the region's 20-year average of 4.1 per cent and ends three consecutive years in which the vacancy rate was above six per cent in the CMA.

Demand picked up this year for smaller apartment units. Bachelor and one-bedroom apartment suites recorded the largest vacancy rate

declines of 3.2 and 3.4 percentage points to 5.0 per cent and 4.4 per cent, respectively. However, the demand for two-bedroom apartment suites was higher among renters, reflected in the lowest vacancy rate by bedroom type in the region at 4.0 per cent.

While the overall vacancy rate (apartment and townhouse) declined in both major centres in the CMA, rental demand is greater in Abbotsford City¹. At 7.9 per cent, the overall vacancy rate in the District of Mission is more than double that of Abbotsford City at 3.9 per cent. As a major centre with a population over 100,000, part of the attraction of living in Abbotsford City is the services and amenities that are readily available, such as the regional hospital, university and international airport. Also, close proximity to the Trans Canada Highway allows for easy access to other centres in the region.

Figure 9



¹ Two major centres make up the CMA, Abbotsford City and the District of Mission.

Purpose-Built Rental Stock remain stable

The purpose-built rental stock remained relatively unchanged from fall 2011 to fall 2012. The total purpose-built rental inventory (apartment and townhomes) has been flat since 2007, near 4,000 units. New market rentals that have come on-stream have been from the secondary rental market, such as apartment condominiums or accessory suites. These units provide competition to the existing rental stock as many of these units have up-to-date features and amenities and are usually well-located in newly established neighbourhoods in the CMA. The estimated number of secondary rental units in the CMA based on the number of households is 9,365, more than double the number of purpose-built units.

Availability Rates Follow Vacancy Rates

The number of units that were available to rent declined from 7.5 per cent in 2011 to 5.4 per cent in 2012. The lower availability rate was attributable to the lower vacancy rate. Similar to the vacancy rate, the availability rate in Abbotsford City was less than half the availability rate in the District of Mission, which remained above ten per cent.

Rental Rates Remain Steady

Despite the decline in vacancies, rental rates for two-bedroom apartments held steady. The estimate of percentage change in average apartment rents indicates that rents for all bedroom types grew at a pace less than the rate of inflation for the province. In this competitive

Figure 10

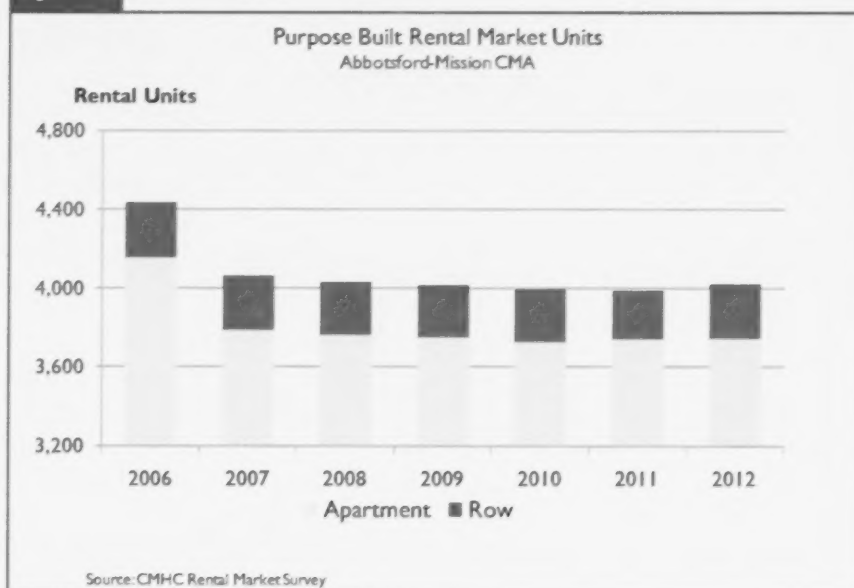
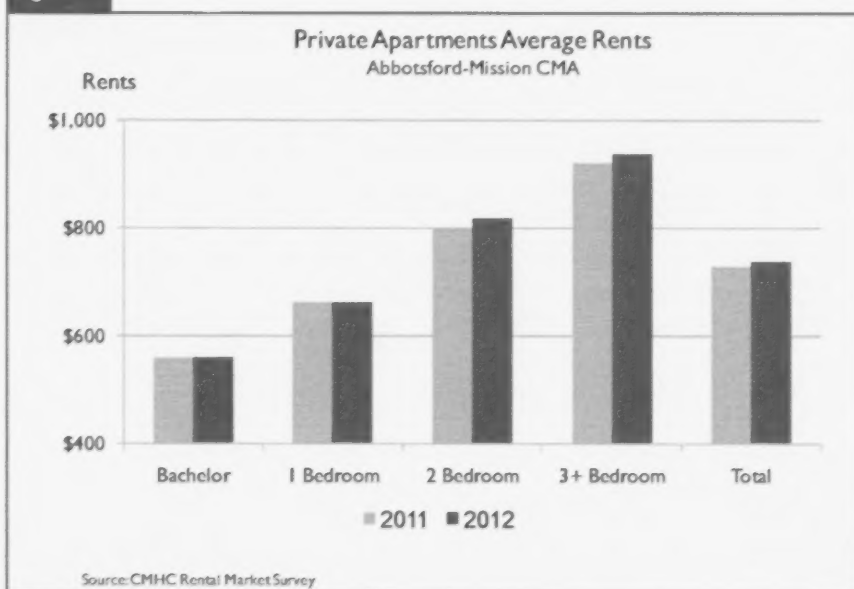


Figure 11



environment, many owners may have avoided rent increases in order to keep existing tenants in their buildings and attract new tenants when a unit becomes available.

The average monthly rent for all apartment bedroom types in the region was \$737. Total average rents

in Abbotsford City were \$78 more than in the District of Mission due to stronger rental demand. The difference in average rent between the two centres was closer for smaller bachelor units at \$25 and increased as the size and bedroom counts increased.

Employment Support Rental Demand

A number of external factors have influenced the rental market in 2012, contributing to lower vacancy rates. Full-time employment growth drove the overall increase in employment levels² in the CMA. Lower land prices in the Fraser Valley as compared to areas closer to the Vancouver core and updates to the Trans Canada Highway and Port Mann Bridge have attracted companies to set up operations in the region, contributing to job growth. However, youth (15-24 year group) unemployment rates were above ten per cent so far this year.

With limited purpose-built rental stock in the CMA and home sales expected to remain relatively unchanged in 2012 relative to 2011³, an increase in demand caused by higher employment levels, positive household growth and positive net migration all added downward pressure to the vacancy rate in the region. Household growth has averaged slightly over one per cent per year over the last five years.⁴ Migration to the region has been positive, albeit on the decline for the past couple of years.

Vacancy Rates Expected to Rise

Vacancy rates are expected to rise in 2013 but stable employment growth and positive net migration into the region will keep vacancy rates below six per cent. However, the resale market in the CMA is forecast to improve next year, with some renters taking the opportunity to leave the rental market. The forecast for the vacancy rate in the Abbotsford-Mission CMA in 2013 is 5.4 per cent.

Rental rates will remain steady in the region due in part to the increase in the vacancy rate. Competition from new units in the secondary rental market, along with increasing home buyer demand will mean minimal increases in rents. Average one-bedroom rents are expected to be \$695 while two-bedroom rents will be \$830.

Apartment Vacancy Rates (%) by Major Centres

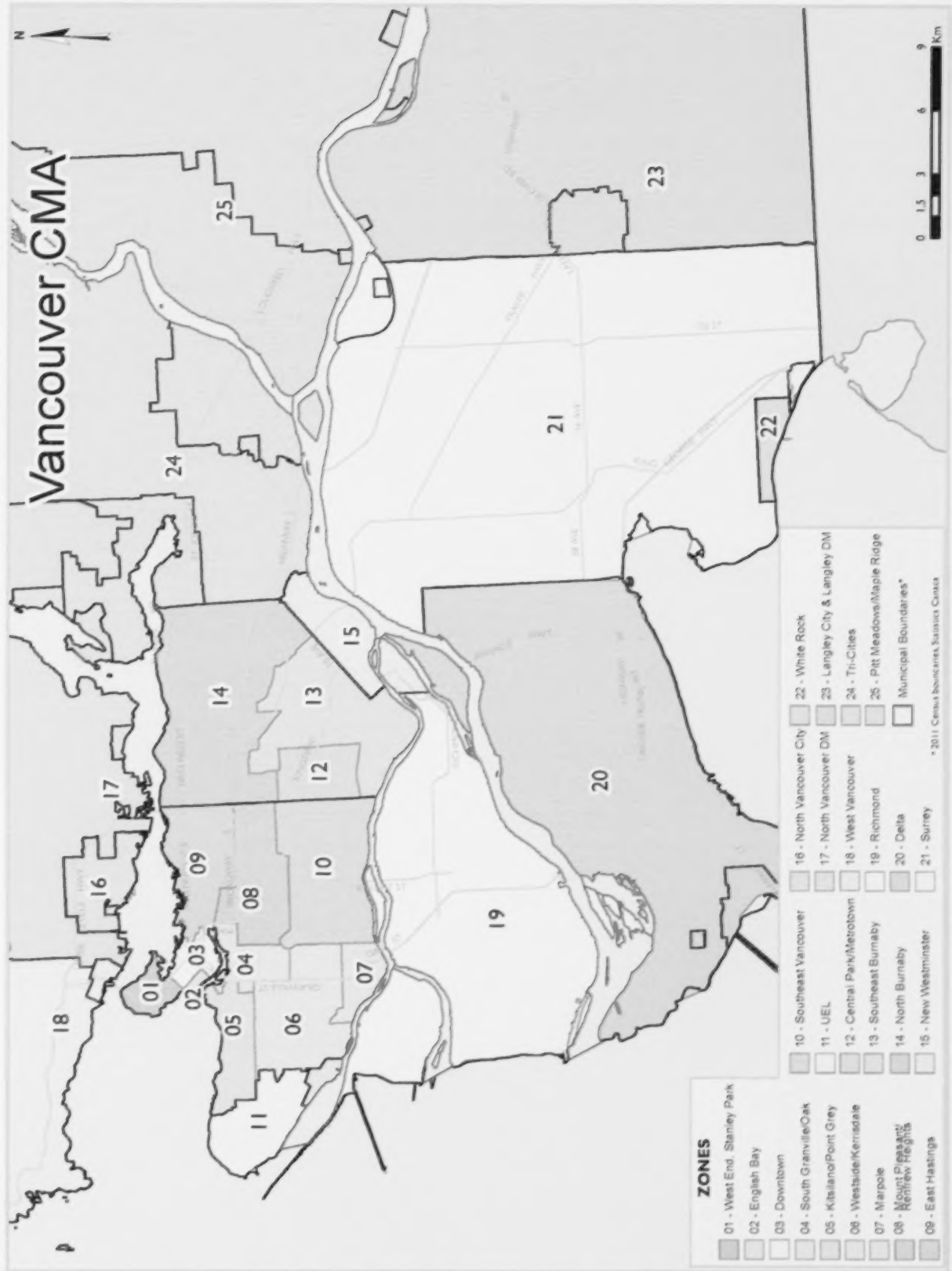
	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	2.2	2.6

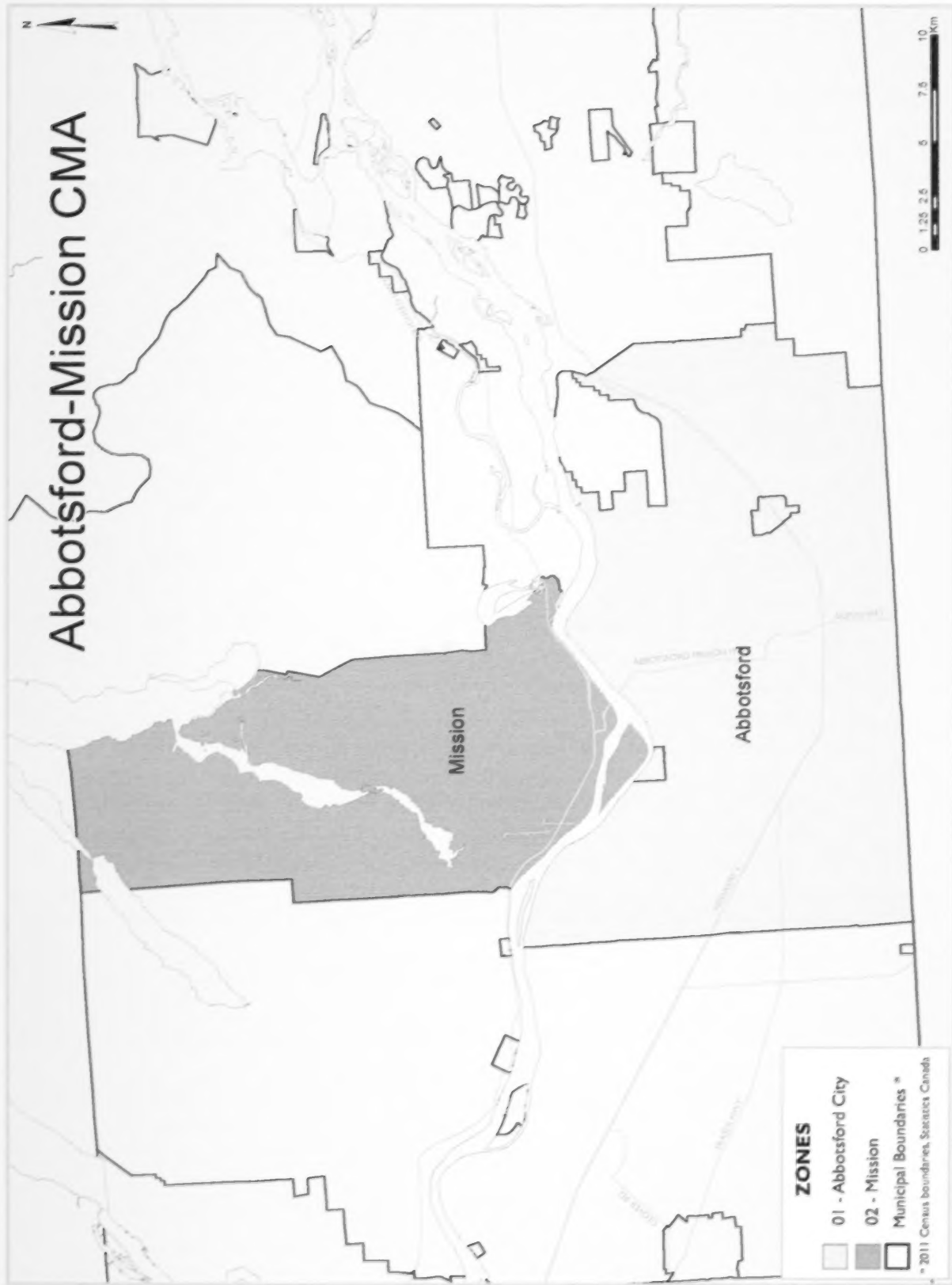
For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

² Statistics Canada Labour Force Survey

³ Vancouver and Abbotsford CMA Housing Market Outlook, Fall 2012

⁴ Statistics Canada 2006 and 2011 Census results.





RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminster is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver CMA

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	Abbotsford City - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.02, 0009.01, 0009.02, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.01, 0106.02 and 0106.03.
Zone 2	Mission - Includes census tracts 0200.00, 0201.00, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	Abbotsford CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	North Shore includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	Burrard Peninsula includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	Vancouver Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	Vancouver Eastside includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver).
Sub Areas 3-4	Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	City of Vancouver
Sub Area 5	Suburban Vancouver includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	Fraser Valley includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	Vancouver CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	0.3	0.4	0.2	0.9	0.9	1.2	2.6	0.0	0.3	0.8
English Bay	1.1	0.9	1.1	0.9	0.8	1.9	0.0	0.0	1.1	1.0
Downtown	0.3	0.8	0.5	1.0	0.4	1.3	0.0	0.0	0.4	1.0
West End/Downtown (Zones 1-3)	0.5	0.8	0.7	0.9	0.6	1.4	1.0	0.0	0.6	1.0
South Granville/Oak	0.8	1.0	0.5	0.6	0.8	0.6	0.0	0.0	0.6	0.7
Kitsilano/Point Grey	1.0	0.7	0.4	1.6	0.8	0.9	**	**	0.6	1.3
Westside/Kerrisdale	1.0	1.5	1.3	1.4	1.1	1.7	4.0	1.2	1.3	1.5
Marpole	0.3	1.0	0.9	1.6	0.9	1.8	0.0	0.0	0.9	1.6
Mount Pleasant/Renfrew Heights	0.8	0.6	0.5	1.0	1.1	1.1	0.0	0.0	0.6	0.9
East Hastings	0.4	1.5	0.9	1.4	0.9	0.3	**	0.0	0.8	1.2
Southeast Vancouver	1.9	1.4	1.1	1.8	0.9	1.0	1.9	1.6	1.2	1.5
City of Vancouver (Zones 1-10)	0.6	0.9	0.7	1.1	0.8	1.1	2.2	0.6	0.7	1.1
University Endowment Lands	**	0.0	0.2	0.0	0.5	0.9	**	0.0	0.3	0.4
Central Park/Metrotown	1.3	1.1	2.1	1.7	1.3	2.0	0.0	0.0	1.8	1.7
Southeast Burnaby	0.7	1.7	2.6	2.2	3.1	3.0	6.2	3.9	2.8	2.5
North Burnaby	2.2	1.7	2.2	2.2	1.2	3.4	1.9	2.9	1.9	2.6
Burnaby (Zones 12-14)	1.5	1.4	2.2	1.9	1.7	2.7	3.1	2.9	2.0	2.1
New Westminster	2.8	2.1	3.5	2.2	1.6	2.6	0.8	0.8	2.9	2.3
North Vancouver City	0.9	0.4	0.5	1.1	0.4	0.4	0.0	0.0	0.5	0.8
North Vancouver DM	0.6	0.6	0.6	1.1	0.3	1.2	0.0	0.0	0.4	0.9
West Vancouver	0.0	0.6	0.4	1.1	0.0	0.8	0.0	**	0.2	0.9
Richmond	1.0	0.0	1.6	1.7	0.9	1.7	0.0	0.7	1.2	1.5
Delta	4.5	0.0	1.5	1.6	1.4	2.2	0.0	2.9	1.5	1.8
Surrey	0.0	3.5	4.0	5.2	3.8	6.5	2.2	7.2	3.7	5.9
White Rock	1.3	2.6	0.7	2.9	0.3	4.7	12.5	0.0	0.7	3.3
Langley City and Langley DM	0.0	10.3	4.8	4.8	2.7	3.5	0.0	2.0	3.5	4.4
Tri-Cities	1.1	2.2	3.2	2.7	3.0	4.3	1.0	2.0	3.0	3.2
Maple Ridge/Pitt Meadows	0.0	**	4.9	5.8	2.4	3.4	5.5	7.3	4.0	4.9
Vancouver CMA	0.9	1.1	1.4	1.7	1.5	2.4	1.7	2.4	1.4	1.8

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	872	902	1,112	1,145	1,712	1,803	2,961	2,958	1,161	1,200
English Bay	904	919	1,112	1,142	1,649	1,705	2,448	2,404	1,142	1,174
Downtown	1,023	1,047	1,194	1,219	1,866	1,897	2,542	2,535	1,247	1,272
West End/Downtown (Zones 1-3)	964	985	1,151	1,179	1,775	1,823	2,678	2,664	1,197	1,227
South Granville/Oak	857	868	1,084	1,104	1,527	1,563	1,860	2,040	1,132	1,160
Kitsilano/Point Grey	865	882	1,074	1,102	1,577	1,571	1,919	**	1,169	1,169
Westside/Kerrisdale	819	838	1,115	1,116	1,705	1,723	2,395	2,515	1,311	1,321
Marpole	696	714	812	840	1,069	1,115	1,120	1,244	846	878
Mount Pleasant/Renfrew Heights	766	832	915	915	1,174	1,213	1,327	1,574	941	968
East Hastings	809	845	845	887	1,086	1,142	1,174	1,241	875	922
Southeast Vancouver	740	828	922	930	1,239	1,260	1,072	1,166	1,006	1,028
City of Vancouver (Zones 1-10)	881	910	1,045	1,067	1,493	1,522	1,859	1,945	1,102	1,128
University Endowment Lands	**	**	1,345	1,316	1,873	1,826	2,245	2,195	1,633	1,587
Central Park/Metrotown	779	797	889	904	1,136	1,151	1,446	1,452	950	966
Southeast Burnaby	665	679	776	791	940	967	1,080	1,164	831	856
North Burnaby	704	743	890	913	1,150	1,164	1,345	1,351	974	994
Burnaby (Zones 12-14)	733	757	870	888	1,103	1,119	1,283	1,310	936	955
New Westminster	658	675	794	801	1,026	1,074	1,355	1,301	848	866
North Vancouver City	828	831	943	957	1,173	1,216	1,343	1,438	1,003	1,021
North Vancouver DM	855	882	986	1,021	1,257	1,282	1,360	1,445	1,089	1,130
West Vancouver	940	941	1,208	1,248	1,970	2,048	2,866	2,855	1,478	1,519
Richmond	736	749	905	947	1,115	1,133	1,351	1,337	1,007	1,030
Delta	604	622	759	776	956	995	1,014	1,071	838	868
Surrey	610	614	718	723	897	886	982	1,015	814	813
White Rock	704	712	816	840	1,013	1,030	1,395	1,429	865	883
Langley City and Langley DM	631	638	764	758	910	919	1,073	1,062	828	828
Tri-Cities	675	677	785	794	978	989	1,209	1,169	870	877
Maple Ridge/Pitt Meadows	601	671	697	709	890	922	1,059	1,048	777	800
Vancouver CMA	839	864	964	982	1,237	1,261	1,463	1,480	1,027	1,047

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	717	719	2,639	2,640	478	479	39	39	3,873	3,877
English Bay	898	906	5,081	5,070	659	679	29	29	6,667	6,684
Downtown	2,104	2,057	6,744	6,678	1,206	1,194	42	41	10,096	9,970
West End/Downtown (Zones 1-3)	3,719	3,682	14,464	14,388	2,343	2,352	110	109	20,636	20,531
South Granville/Oak	1,309	1,311	4,787	4,799	1,371	1,403	43	47	7,510	7,560
Kitsilano/Point Grey	882	873	4,812	4,934	1,205	1,265	46	46	6,945	7,118
Westside/Kerrisdale	196	197	1,756	1,731	967	940	97	95	3,016	2,963
Marpole	375	375	2,919	2,908	719	712	19	20	4,032	4,015
Mount Pleasant/Renfrew Heights	891	879	4,273	4,220	923	928	75	75	6,162	6,102
East Hastings	783	821	3,226	3,269	739	743	57	67	4,805	4,900
Southeast Vancouver	209	227	1,089	1,110	603	638	56	64	1,957	2,039
City of Vancouver (Zones 1-10)	8,364	8,365	37,326	37,359	8,870	8,981	503	523	55,063	55,228
University Endowment Lands	13	12	489	485	461	444	79	55	1,042	996
Central Park/Metrotown	374	373	4,350	4,308	1,643	1,638	60	56	6,427	6,375
Southeast Burnaby	146	146	1,358	1,359	720	721	145	148	2,369	2,374
North Burnaby	292	291	2,316	2,325	1,116	1,121	205	203	3,929	3,940
Burnaby (Zones 12-14)	812	810	8,024	7,992	3,479	3,480	410	407	12,725	12,689
New Westminster	792	779	5,074	5,057	1,943	2,033	135	132	7,944	8,001
North Vancouver City	514	513	3,565	3,558	1,719	1,714	30	28	5,828	5,813
North Vancouver DM	180	180	355	355	303	303	115	115	953	953
West Vancouver	236	237	1,299	1,299	699	699	94	94	2,328	2,329
Richmond	196	196	1,081	1,162	1,070	1,072	143	143	2,490	2,573
Delta	72	71	824	800	660	675	34	34	1,590	1,580
Surrey	81	85	2,574	2,651	2,421	2,456	377	386	5,453	5,578
White Rock	79	76	923	936	371	376	8	9	1,381	1,397
Langley City and Langley DM	86	86	968	996	897	929	51	52	2,002	2,063
Tri-Cities	185	184	2,405	2,408	1,631	1,629	197	197	4,418	4,418
Maple Ridge/Pitt Meadows	15	15	850	840	544	539	55	55	1,464	1,449
Vancouver CMA	11,625	11,609	65,757	65,898	25,068	25,330	2,231	2,230	104,681	105,067

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	0.6	1.1	0.8	1.4	1.7	1.6	2.6	2.7	0.9	1.4
English Bay	1.4	2.1	1.4	1.7	1.1	1.9	0.0	0.0	1.4	1.8
Downtown	1.1	2.0	1.1	2.5	1.0	2.2	0.0	2.4	1.1	2.3
West End/Downtown (Zones 1-3)	1.0	1.8	1.2	2.0	1.2	2.0	1.0	1.9	1.1	2.0
South Granville/Oak	1.2	2.2	1.1	1.4	1.5	1.4	0.0	0.0	1.2	1.5
Kitsilano/Point Grey	**	0.9	0.9	2.3	1.3	2.3	**	**	1.1	2.1
Westside/Kerrisdale	1.6	1.5	2.1	1.6	1.9	2.7	4.0	1.2	2.1	1.9
Marpole	1.2	2.2	2.4	2.4	2.5	2.9	0.0	0.0	2.3	2.4
Mount Pleasant/Renfrew Heights	1.1	1.3	1.0	1.6	1.3	**	0.0	0.0	1.0	1.6
East Hastings	1.2	1.9	1.6	2.0	2.0	0.7	**	0.0	1.6	1.8
Southeast Vancouver	3.4	2.7	3.6	3.1	2.1	3.3	1.9	1.6	3.1	3.1
City of Vancouver (Zones 1-10)	1.2	1.8	1.4	2.0	1.6	2.1	2.2	0.9	1.4	1.9
University Endowment Lands	**	0.0	0.5	0.0	0.5	0.9	**	0.0	0.4	0.4
Central Park/Metrotown	1.3	2.7	2.5	3.0	1.7	2.8	0.0	0.0	2.2	2.9
Southeast Burnaby	0.7	3.3	2.7	4.1	3.2	3.3	6.2	5.3	3.0	3.9
North Burnaby	3.9	4.1	3.1	3.5	2.5	4.1	2.9	2.9	3.0	3.7
Burnaby (Zones 12-14)	2.1	3.3	2.7	3.3	2.3	3.3	3.6	3.4	2.6	3.3
New Westminster	3.8	2.2	4.5	3.1	3.0	3.6	1.6	0.8	4.0	3.1
North Vancouver City	1.9	1.8	1.3	2.0	1.5	1.3	3.0	0.0	1.4	1.8
North Vancouver DM	6.1	4.4	3.1	3.1	1.3	2.7	2.8	2.8	3.1	3.2
West Vancouver	0.4	3.4	1.6	1.9	0.6	1.0	1.1	1.2	1.2	1.8
Richmond	1.6	1.5	2.8	3.4	1.2	2.5	0.0	2.1	1.8	2.8
Delta	4.5	0.0	2.6	1.9	1.5	2.8	0.0	2.9	2.2	2.2
Surrey	1.2	3.5	4.4	5.6	4.5	6.8	2.8	7.7	4.3	6.3
White Rock	2.5	2.6	1.7	3.3	1.6	5.0	12.5	0.0	1.8	3.7
Langley City and Langley DM	2.2	11.4	5.8	5.3	4.5	4.0	2.2	2.0	4.9	4.9
Tri-Cities	2.7	3.8	4.6	3.6	3.7	5.6	2.0	4.5	4.1	4.4
Maple Ridge/Pitt Meadows	0.0	**	6.4	6.8	3.3	4.8	5.5	7.3	5.1	6.0
Vancouver CMA	1.6	2.1	2.2	2.6	2.3	3.2	2.3	3.2	2.1	2.7

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to
	Oct-11 Oct-12	Oct-12	Oct-11 Oct-12	Oct-12	Oct-11 Oct-12	Oct-12	Oct-11 Oct-12	Oct-12	Oct-11 Oct-12	Oct-12
West End/St Stanley Park	++	3.8	1.6	3.6	2.9	6.3	11.1	2.7	1.7	3.7
English Bay	2.1	1.8	4.3	2.7	7.5	2.7	++	2.6	4.2	2.9
Downtown	1.6	2.5	3.1	3.0	0.8	1.8	3.9	**	2.5	2.9
West End/Downtown (Zones 1-3)	1.5	2.6	3.2	3.0	3.3	2.9	**	3.5	2.9	3.0
South Granville/Oak	3.5	2.9	3.2	2.2	3.4	1.6	++	**	3.2	2.1
Kitsilano/Point Grey	3.4	1.4	2.5	3.2	3.9	**	**	++	2.4	2.7
Westside/Kerrisdale	0.9	1.4	++	2.0	1.7	2.0	++	**	2.7	1.8
Marpole	-1.1	2.6	1.4	2.6	3.5	3.4	++	++	1.4	3.2
Mount Pleasant/Renfrew Heights	++	4.3	3.2	2.4	3.3	++	5.9	++	2.6	3.1
East Hastings	4.5	4.1	4.1	2.7	++	4.7	**	++	4.1	2.6
Southeast Vancouver	5.5	1.8	3.1	1.5	0.7	2.7	2.1	4.2	2.1	2.2
City of Vancouver (Zones 1-10)	2.2	2.7	2.9	2.7	3.0	2.5	4.2	4.0	2.8	2.7
University Endowment Lands	**	**	0.9	1.8	**	-1.0	3.1	-3.6	1.8	++
Central Park/Metrotown	1.6	1.5	1.4	1.5	0.8	2.2	++	5.7	1.2	1.7
Southeast Burnaby	3.2	2.9	2.1	1.6	1.5	3.1	++	2.5	1.8	2.2
North Burnaby	3.3	3.8	2.8	2.8	3.0	2.3	**	0.8	3.2	2.2
Burnaby (Zones 12-14)	2.4	2.4	1.9	1.9	1.6	2.4	1.2	3.2	1.9	2.0
New Westminster	1.3	2.3	1.3	1.7	2.1	2.6	2.5	++	1.5	1.7
North Vancouver City	2.3	2.3	2.2	2.0	3.2	2.7	++	++	2.3	2.3
North Vancouver DM	2.5	1.1	2.1	4.9	4.2	4.0	-2.3	9.2	2.5	4.2
West Vancouver	4.9	++	2.3	3.7	1.3	4.9	6.2	++	2.5	4.4
Richmond	1.1	3.3	0.3	1.2	2.3	1.7	3.5	1.0	1.4	1.2
Delta	4.1	1.1	1.8	3.8	1.3	4.6	-3.3	3.8	1.2	4.1
Surrey	1.4	++	-0.3	++	++	++	-2.2	2.9	-0.5	0.3
White Rock	4.0	++	1.3	2.8	++	2.6	-2.6	2.3	1.2	2.8
Langley City and Langley DM	0.6	1.7	2.4	++	2.3	++	5.2	-2.3	2.0	++
Tri-Cities	3.6	1.3	1.4	1.1	1.6	1.5	5.1	-3.1	1.7	0.8
Maple Ridge/Pitt Meadows	2.0	**	4.3	1.7	4.0	2.1	2.9	**	3.9	2.7
Vancouver CMA	2.2	2.5	2.3	2.3	2.4	2.3	2.6	2.0	2.3	2.3

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
City of Vancouver (Zones 1-10)										
Pre 1960	0.7	1.0	0.7	1.3	0.7	1.2	4.9	0.7	0.8	1.2
1960 - 1974	0.7	0.7	0.7	1.1	0.8	1.0	1.6	0.7	0.7	1.0
1975 - 1989	0.2	2.1	0.6	0.7	1.0	1.1	0.0	0.0	0.6	0.9
1990 - 1999	0.8	0.7	0.7	1.2	1.0	1.5	0.0	0.0	0.8	1.2
2000+	0.0	1.2	0.5	1.0	0.7	1.1	0.0	4.0	0.5	1.1
Total	0.6	0.9	0.7	1.1	0.8	1.1	2.2	0.6	0.7	1.1
Burnaby (Zones 12-14)										
Pre 1960	0.0	4.9	3.2	2.5	1.6	3.7	3.6	4.9	2.6	3.2
1960 - 1974	1.9	0.6	2.1	2.0	1.6	2.2	3.1	2.4	2.0	2.0
1975 - 1989	0.8	3.1	2.7	1.4	2.2	4.5	**	**	2.4	2.6
1990 - 1999	n/u	n/u	**	**	**	2.6	n/u	n/u	**	1.6
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	1.5	1.4	2.2	1.9	1.7	2.7	3.1	2.9	2.0	2.1
New Westminster										
Pre 1960	0.0	2.7	5.0	2.7	2.1	2.3	**	0.0	3.8	2.5
1960 - 1974	3.4	2.1	3.4	2.3	1.5	2.4	0.9	0.9	2.9	2.3
1975 - 1989	3.2	1.1	2.6	1.3	1.6	1.2	n/u	n/u	2.3	1.3
1990 - 1999	**	**	**	1.8	3.0	8.2	**	**	2.3	4.7
2000+	n/u	**	n/u	**	**	**	n/u	n/u	**	**
Total	2.8	2.1	3.5	2.2	1.6	2.6	0.8	0.8	2.9	2.3
Surrey										
Pre 1960	**	**	0.0	0.0	2.0	6.0	**	**	1.2	3.7
1960 - 1974	0.0	17.1	3.1	5.8	3.2	6.7	1.8	8.7	3.0	6.5
1975 - 1989	**	0.0	5.3	3.6	7.8	8.6	**	6.5	6.1	5.6
1990 - 1999	n/u	n/u	1.3	1.3	0.6	3.7	5.9	1.9	1.3	3.1
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	0.0	3.5	4.0	5.2	3.8	6.5	2.2	7.2	3.7	5.9
Vancouver CMA										
Pre 1960	0.7	1.2	1.1	1.5	0.9	1.6	3.8	1.8	1.1	1.5
1960 - 1974	1.1	0.9	1.5	1.8	1.5	2.4	1.6	2.7	1.4	1.8
1975 - 1989	0.6	2.0	1.9	1.5	2.2	3.2	0.8	2.3	1.9	2.1
1990 - 1999	0.8	0.7	0.9	1.3	1.2	2.0	**	1.9	1.0	1.6
2000+	0.0	1.1	0.5	1.0	1.0	1.9	0.0	1.3	0.6	1.3
Total	0.9	1.1	1.4	1.7	1.5	2.4	1.7	2.4	1.4	1.8

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
City of Vancouver (Zones 1-10)										
Pre 1960	817	850	1,003	1,025	1,378	1,423	1,843	1,961	1,050	1,073
1960 - 1974	853	873	1,027	1,054	1,506	1,545	1,956	2,051	1,058	1,087
1975 - 1989	762	814	929	949	1,388	1,396	1,509	1,696	1,052	1,070
1990 - 1999	944	994	1,047	1,076	1,409	1,380	**	1,702	1,149	1,170
2000+	1,379	1,443	1,511	1,517	2,028	2,061	2,718	2,743	1,629	1,659
Total	881	910	1,045	1,067	1,493	1,522	1,859	1,945	1,102	1,128
Burnaby (Zones 12-14)										
Pre 1960	656	624	790	794	960	947	1,079	1,121	847	857
1960 - 1974	755	782	871	889	1,108	1,140	1,344	1,365	938	960
1975 - 1989	652	686	906	919	1,173	1,156	1,269	**	975	978
1990 - 1999	n/u	n/u	**	**	**	1,042	n/u	n/u	**	981
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	733	757	870	888	1,103	1,119	1,283	1,310	936	955
New Westminster										
Pre 1960	605	602	768	757	916	923	1,194	1,145	779	779
1960 - 1974	666	685	794	802	1,012	1,037	1,380	1,323	845	854
1975 - 1989	674	683	829	839	1,067	1,089	n/u	n/u	894	906
1990 - 1999	**	**	768	804	1,012	1,079	**	**	902	948
2000+	n/u	**	n/u	**	**	**	n/u	n/u	**	**
Total	658	675	794	801	1,026	1,074	1,355	1,301	848	866
Surrey										
Pre 1960	**	**	677	622	854	780	**	**	828	787
1960 - 1974	565	581	695	707	842	844	983	1,002	779	786
1975 - 1989	636	639	753	748	937	921	**	1,088	829	822
1990 - 1999	n/u	n/u	831	827	930	945	950	1,054	915	935
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	610	614	718	723	897	886	982	1,015	814	813
Vancouver CMA										
Pre 1960	801	831	967	989	1,277	1,305	1,522	1,558	1,016	1,038
1960 - 1974	815	833	945	965	1,193	1,222	1,436	1,457	994	1,016
1975 - 1989	732	763	868	879	1,133	1,140	1,298	1,351	956	967
1990 - 1999	940	990	1,013	1,038	1,249	1,241	1,440	1,446	1,104	1,123
2000+	1,360	1,424	1,451	1,440	1,858	1,837	2,183	2,196	1,576	1,579
Total	839	864	964	982	1,237	1,261	1,463	1,480	1,027	1,047

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0	**	1.4	**	**	**	**	**	1.9	2.3
6 to 19 Units	1.1	0.7	0.8	1.6	1.0	1.2	**	0.0	0.9	1.4
20 to 49 Units	0.7	1.0	0.6	1.0	0.6	1.0	0.5	0.5	0.6	1.0
50 to 99 Units	0.4	0.7	0.4	0.9	0.3	0.9	1.4	0.0	0.4	0.8
100 to 199 Units	0.8	0.9	1.0	1.0	0.9	1.5	0.0	8.4	1.0	1.1
200+ Units	0.0	0.7	0.2	0.2	0.4	0.0	**	**	0.2	0.3
Total	0.6	0.9	0.7	1.1	0.8	1.1	2.2	0.6	0.7	1.1
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	**	**	**	**	0.0	**	5.4	**
6 to 19 Units	3.1	**	2.7	3.6	1.0	2.9	0.0	0.0	2.2	3.3
20 to 49 Units	0.7	0.7	2.5	2.0	1.8	1.2	4.8	3.2	2.3	1.8
50 to 99 Units	1.2	2.0	2.0	1.2	1.3	2.2	1.0	2.8	1.7	1.6
100 to 199 Units	0.0	0.0	1.3	1.1	2.3	5.0	**	**	1.7	2.2
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	1.5	1.4	2.2	1.9	1.7	2.7	3.1	2.9	2.0	2.1
New Westminster										
3 to 5 Units	n/s	**	**	**	**	0.0	**	**	**	**
6 to 19 Units	2.6	3.7	4.1	2.5	2.5	3.4	**	0.0	3.6	2.8
20 to 49 Units	3.5	2.9	4.2	3.0	2.2	3.9	0.0	0.0	3.7	3.1
50 to 99 Units	2.8	0.6	3.0	1.4	1.0	2.3	1.5	1.6	2.4	1.6
100 to 199 Units	**	0.0	0.5	0.6	0.0	0.3	0.0	0.0	0.3	0.4
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.8	2.1	3.5	2.2	1.6	2.6	0.8	0.8	2.9	2.3
Surrey										
3 to 5 Units	**	**	**	**	**	**	n/u	n/u	**	**
6 to 19 Units	0.0	8.7	2.6	13.5	6.8	12.0	2.0	11.1	4.8	12.2
20 to 49 Units	**	**	3.9	4.5	3.3	7.0	1.0	2.9	3.2	5.8
50 to 99 Units	**	9.1	4.3	5.7	4.2	6.6	3.2	9.1	4.2	6.3
100 to 199 Units	n/u	n/u	**	**	**	**	**	**	**	**
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	0.0	3.5	4.0	5.2	3.8	6.5	2.2	7.2	3.7	5.9
Vancouver CMA										
3 to 5 Units	0.0	**	2.0	3.0	3.5	**	**	2.2	2.4	2.6
6 to 19 Units	1.7	1.3	1.3	2.0	1.1	2.0	3.0	2.4	1.3	1.9
20 to 49 Units	0.9	1.2	1.6	1.7	1.4	2.1	1.7	1.5	1.4	1.7
50 to 99 Units	0.7	1.1	1.6	1.8	1.8	3.0	1.5	4.2	1.6	2.1
100 to 199 Units	0.7	0.7	0.9	0.9	1.1	2.2	1.3	1.6	0.9	1.2
200+ Units	0.7	0.5	0.6	0.7	0.9	3.2	1.9	**	0.7	1.2
Total	0.9	1.1	1.4	1.7	1.5	2.4	1.7	2.4	1.4	1.8

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
City of Vancouver (Zones 1-10)										
3 to 5 Units	578	681	845	938	1,128	1,237	1,297	1,675	966	1,116
6 to 19 Units	774	803	933	945	1,392	1,369	1,859	1,778	1,035	1,031
20 to 49 Units	828	855	986	1,010	1,449	1,484	1,748	1,840	1,040	1,070
50 to 99 Units	901	918	1,094	1,127	1,553	1,630	2,361	2,492	1,127	1,164
100 to 199 Units	1,081	1,112	1,234	1,258	1,917	1,965	2,893	3,028	1,304	1,333
200+ Units	965	1,030	1,243	1,276	1,763	1,751	**	**	1,253	1,282
Total	881	910	1,045	1,067	1,493	1,522	1,859	1,945	1,102	1,128
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	810	716	944	**	1,209	1,273	960	931
6 to 19 Units	686	660	803	819	1,001	988	1,326	1,325	867	876
20 to 49 Units	691	711	827	840	1,024	1,053	1,106	1,171	879	899
50 to 99 Units	676	707	823	852	1,070	1,098	1,535	1,505	902	928
100 to 199 Units	892	966	1,029	1,055	1,307	1,322	**	**	1,100	1,125
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	733	757	870	888	1,103	1,119	1,283	1,310	936	955
New Westminster										
3 to 5 Units	n/s	n/s	674	636	862	820	**	**	784	771
6 to 19 Units	606	601	758	754	897	928	1,238	1,246	769	772
20 to 49 Units	648	679	769	782	1,007	1,019	1,322	1,301	811	826
50 to 99 Units	665	670	817	823	1,070	1,159	1,401	1,346	895	926
100 to 199 Units	733	749	900	894	1,065	1,119	1,544	**	950	957
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	658	675	794	801	1,026	1,074	1,355	1,301	848	866
Surrey										
3 to 5 Units	**	**	**	**	**	**	n/u	n/u	**	**
6 to 19 Units	443	475	673	672	850	813	976	956	810	786
20 to 49 Units	**	**	742	748	920	898	995	1,025	867	861
50 to 99 Units	621	600	714	719	891	887	975	1,020	799	802
100 to 199 Units	n/u	n/u	**	**	**	**	**	**	**	**
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	610	614	718	723	897	886	982	1,015	814	813
Vancouver CMA										
3 to 5 Units	586	676	821	892	1,094	1,185	1,218	1,474	946	1,065
6 to 19 Units	745	765	894	907	1,236	1,221	1,436	1,416	984	986
20 to 49 Units	794	818	917	937	1,189	1,217	1,379	1,402	975	998
50 to 99 Units	839	855	938	961	1,151	1,180	1,420	1,393	993	1,015
100 to 199 Units	1,015	1,044	1,174	1,196	1,602	1,665	2,088	2,147	1,254	1,286
200+ Units	952	1,007	1,202	1,221	1,424	1,397	1,437	**	1,208	1,221
Total	839	864	964	982	1,237	1,261	1,463	1,480	1,027	1,047

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/St Stanley Park	n/u	n/u	0.9	1.0	0.3	1.0	0.2	0.6	0.7	**	n/u	n/u
English Bay	**	**	0.0	1.6	1.0	1.0	0.4	0.9	1.8	1.2	**	**
Downtown	n/u	n/u	0.4	1.0	0.4	1.2	0.5	1.0	0.5	0.9	0.2	0.6
West End/Downtown (Zones 1-3)	**	**	0.4	1.1	0.6	1.1	0.4	0.9	0.9	1.0	0.2	0.4
South Granville/Oak	1.1	2.8	0.8	0.7	0.6	0.6	0.2	0.7	**	**	n/u	n/u
Kitsilano/Point Grey	**	**	0.9	**	0.3	0.9	0.3	0.2	**	**	**	n/s
Westside/Kerrisdale	**	0.0	0.7	1.9	1.7	1.6	0.6	0.8	**	**	n/u	n/u
Marpole	**	**	1.4	**	0.7	1.3	**	0.7	n/u	n/u	n/u	n/u
Mount Pleasant/Kenfrew Heights	**	**	0.9	1.4	0.3	0.7	0.5	0.3	**	**	**	**
East Hastings	0.4	**	0.9	0.9	0.7	1.1	1.1	1.8	**	**	n/u	n/u
Southeast Vancouver	4.1	6.5	2.0	2.5	0.0	1.9	**	1.8	1.2	0.3	**	**
City of Vancouver (Zones 1-10)	1.9	2.3	0.9	1.4	0.6	1.0	0.4	0.8	1.0	1.1	0.2	0.3
University Endowment Lands	n/u	n/u	1.2	1.2	0.7	**	0.3	0.5	**	0.2	n/u	n/u
Central Park/Metrotown	**	**	2.4	2.5	2.0	1.6	2.0	1.2	0.3	0.9	**	**
Southeast Burnaby	**	**	1.1	1.8	2.4	2.2	3.1	2.1	**	**	n/u	n/u
North Burnaby	0.0	**	2.2	5.6	3.1	1.6	0.6	1.9	2.1	2.5	n/u	n/u
Burnaby (Zones 12-14)	5.4	**	2.2	3.3	2.3	1.8	1.7	1.6	1.7	2.2	**	**
New Westminster	**	**	3.6	2.8	3.7	3.1	2.4	1.6	0.3	0.4	n/u	n/u
North Vancouver City	2.4	**	0.1	0.3	0.7	1.0	0.2	0.6	0.6	1.7	n/u	n/u
North Vancouver DM	**	n/s	0.0	0.7	1.3	1.9	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	0.3	0.3	0.4	2.3	0.0	0.5	n/u	n/u
Richmond	**	**	**	**	1.3	1.4	1.1	1.6	n/u	n/u	n/u	n/u
Delta	**	**	2.7	0.6	1.2	2.3	1.3	1.9	**	**	n/u	n/u
Surrey	**	**	4.8	12.2	3.2	5.8	4.2	6.3	**	**	**	**
White Rock	3.3	0.0	1.4	2.8	0.6	4.4	0.2	2.0	n/u	n/u	n/u	n/u
Langley City and Langley DM	0.0	3.1	3.1	3.1	4.0	5.1	3.0	3.8	n/s	n/s	n/u	n/u
Tri-Cities	**	**	0.7	3.0	3.3	3.4	3.0	2.8	**	**	**	**
Maple Ridge/Pitt Meadows	7.1	**	7.3	12.2	3.9	4.0	3.3	5.4	n/u	n/u	n/u	n/u
Vancouver CMA	2.4	2.6	1.3	1.9	1.4	1.7	1.6	2.1	0.9	1.2	0.7	1.2

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
City of Vancouver (Zones 1-10)										
LT \$550	0.4	**	0.0	**	**	**	n/s	n/s	0.3	**
\$550 - \$699	0.2	0.3	0.2	**	**	**	**	n/s	0.2	**
\$700 - \$849	0.9	1.0	1.0	1.2	0.0	0.0	**	**	0.9	1.1
\$850 - \$999	0.6	0.9	0.6	1.1	0.7	**	**	**	0.6	1.1
\$1000 - \$1149	0.6	0.9	0.7	1.0	1.2	1.6	**	**	0.7	1.0
\$1150+	0.5	1.6	0.7	1.5	0.8	1.2	3.5	0.8	0.8	1.4
Total	0.6	0.9	0.7	1.1	0.8	1.1	2.2	0.6	0.7	1.1
Burnaby (Zones 12-14)										
LT \$550	**	**	n/s	**	**	n/s	n/s	n/s	**	**
\$550 - \$699	0.7	3.0	2.0	**	**	**	n/s	n/s	1.0	3.2
\$700 - \$849	2.0	0.7	1.6	2.6	1.2	1.4	n/s	n/s	1.6	2.4
\$850 - \$999	3.4	0.7	3.1	1.5	2.0	2.9	**	**	2.8	1.8
\$1000 - \$1149	**	0.0	3.2	1.6	1.3	2.0	5.5	5.1	2.3	2.0
\$1150+	n/s	**	1.7	2.6	1.8	3.5	1.5	2.5	1.8	3.1
Total	1.5	1.4	2.2	1.9	1.7	2.7	3.1	2.9	2.0	2.1
New Westminster										
LT \$550	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$550 - \$699	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$700 - \$849	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$850 - \$999	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$1000 - \$1149	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$1150+	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey										
LT \$550	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$550 - \$699	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$700 - \$849	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$850 - \$999	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$1000 - \$1149	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
\$1150+	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Vancouver CMA										
LT \$550	0.3	**	0.5	**	**	**	**	n/s	0.4	2.2
\$550 - \$699	1.4	2.2	2.3	3.7	0.0	0.7	**	**	2.0	3.0
\$700 - \$849	1.0	1.0	2.3	2.6	1.8	2.0	0.0	**	2.1	2.3
\$850 - \$999	0.7	0.8	1.4	1.5	2.4	5.0	0.4	7.9	1.5	2.1
\$1000 - \$1149	0.6	0.8	0.8	1.0	1.9	2.3	3.2	4.0	1.1	1.4
\$1150+	0.5	1.6	0.7	1.5	0.8	1.6	1.6	1.3	0.8	1.5
Total	0.9	1.1	1.4	1.7	1.5	2.4	1.7	2.4	1.4	1.8

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/St Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	0.0	0.0	**	**	0.0	0.0
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	0.0	0.0	**	**	0.0	0.0
South Granville/Oak	**	**	**	**	0.0	3.2	n/u	n/u	0.0	2.5
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	**	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0	0.0
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	11.0	0.0	**	0.0	**	**	1.7	0.0
Southeast Vancouver	n/u	n/u	n/u	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	3.2	0.0	0.0	0.6	0.9	0.0	0.8	0.3
University Endowment Lands	0.0	0.0	n/u	n/u	2.4	0.0	n/u	n/u	1.6	0.0
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	8.1	6.7	10.1	7.5
Burnaby (Zones 12-14)	n/u	n/u	n/s	**	16.1	9.8	8.0	6.6	9.7	7.2
New Westminster	n/u	n/u	n/s	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	**	4.4
North Vancouver DM	**	**	**	**	**	**	0.6	0.7	0.5	0.5
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	0.0	3.8	0.4	4.0	0.2	3.9
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	7.7	2.9	6.1	1.7	6.2	1.8
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	5.1	3.4	0.5	3.1	1.5	3.0
Tri-Cities	n/u	n/u	**	**	1.7	3.6	2.8	2.7	2.5	3.1
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	0.0	0.0	2.0	1.1	2.1	2.8	2.7	2.6	2.5	2.6

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	2,656	2,741	**	**	2,626	2,701
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	2,656	2,741	**	**	2,626	2,701
South Granville/Oak	**	**	**	**	1,611	1,699	n/u	n/u	1,556	1,663
Kitsilano/Point Grey	n/u	n/u	**	n/s	**	n/s	**	n/s	**	n/s
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2,724	2,700
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	n/s	794	956	**	**	**	**	1,304	1,420
Southeast Vancouver	n/u	n/u	n/u	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	1,052	948	1,803	1,789	1,787	1,776	1,621	1,651
University Endowment Lands	1,193	1,148	n/u	n/u	2,041	2,040	n/u	n/u	1,745	1,728
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	**	n/s	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1,515	1,500	1,526	1,502
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	1,472	**	1,512	1,500	1,504	1,483
New Westminster	n/u	n/u	n/s	n/s	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	**	1,748
North Vancouver DM	**	**	**	**	1,265	1,322	1,644	1,832	1,554	1,693
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	1,278	1,365	1,359	1,459	1,325	1,417
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	1,030	987	1,255	1,229	1,229	1,202
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	937	933	1,080	1,118	1,032	1,060
Tri-Cities	n/u	n/u	**	**	1,259	1,287	1,464	1,443	1,414	1,407
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	1,099	1,137	973	888	1,420	1,452	1,424	1,461	1,401	1,437

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/St Stanley Park	0	0	0	0	0	0	0	0	0	0
English Bay	0	0	0	0	0	0	0	0	0	0
Downtown	0	0	1	1	33	33	1	1	35	35
West End/Downtown (Zones 1-3)	0	0	1	1	33	33	1	1	35	35
South Granville/Oak	8	7	2	2	31	31	0	0	41	40
Kitsilano/Point Grey	0	0	20	2	31	14	1	1	52	17
Westside/Kerrisdale	0	0	0	0	16	7	18	18	34	25
Marpole	0	0	0	0	0	0	0	0	0	0
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	16	16	32	32	76	76	126	126
Southeast Vancouver	0	0	0	1	8	8	11	10	19	19
City of Vancouver (Zones 1-10)	10	9	64	47	184	158	115	114	373	328
University Endowment Lands	44	44	0	0	82	82	0	0	126	126
Central Park/Metrotown	0	0	0	0	0	0	0	0	0	0
Southeast Burnaby	0	0	1	1	7	7	3	3	11	11
North Burnaby	0	0	0	0	47	44	210	210	257	254
Burnaby (Zones 12-14)	0	0	1	1	54	51	213	213	268	265
New Westminster	0	0	1	1	23	23	26	26	50	50
North Vancouver City	0	0	0	0	21	22	23	23	44	45
North Vancouver DM	3	3	11	18	96	103	296	295	406	419
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	9	8	261	261	376	376	646	645
Delta	0	0	0	0	0	0	0	0	0	0
Surrey	0	0	6	6	39	35	295	288	340	329
White Rock	0	0	0	0	0	0	0	0	0	0
Langley City and Langley DM	0	0	10	10	59	58	195	195	264	263
Tri-Cities	0	0	3	3	120	115	397	405	520	523
Maple Ridge/Pitt Meadows	0	0	0	0	0	0	76	74	76	74
Vancouver CMA	60	59	108	97	941	910	2,016	2,013	3,125	3,079

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	3.0	6.1	**	**	2.9	5.7
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	3.0	6.1	**	**	2.9	5.7
South Granville/Oak	**	**	**	**	0.0	3.2	n/u	n/u	0.0	2.5
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	**	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0	4.0
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	11.0	0.0	**	3.1	**	**	2.5	1.6
Southeast Vancouver	n/u	n/u	n/u	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	3.2	0.0	1.1	2.5	1.8	2.6	1.7	2.1
University Endowment Lands	0.0	0.0	n/u	n/u	2.4	0.0	n/u	n/u	1.6	0.0
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	11.4	6.7	12.8	7.5
Burnaby (Zones 12-14)	n/u	n/u	n/s	**	16.1	9.8	11.3	7.0	12.3	7.5
New Westminster	n/u	n/u	n/s	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	**	4.4
North Vancouver DM	**	**	**	**	**	**	1.0	1.4	0.7	1.0
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	0.6	3.8	0.4	4.0	0.4	3.9
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	7.7	2.9	6.1	1.7	6.2	1.8
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	5.1	5.2	1.5	4.1	2.7	4.2
Tri-Cities	n/u	n/u	**	**	3.3	4.5	3.5	4.0	3.5	4.3
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	0.0	0.0	2.9	1.1	2.7	3.3	3.4	3.3	3.1	3.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
	to	to	to	to	to	to	to	to	to	to
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	6.0	3.7	n/s	**	6.2	3.4
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	6.0	3.7	n/s	**	6.2	3.4
South Granville/Oak	n/s	**	n/s	**	**	5.1	n/u	n/u	**	5.8
Kitsilano/Point Grey	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	7.9	**
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	4.1	**	**	**	**	++	3.4
Southeast Vancouver	n/u	n/u	n/u	n/s	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	**	2.2	3.3	++	3.8	2.8	2.5	1.8	3.6
University Endowment Lands	3.7	-3.8	n/u	n/u	3.5	-0.2	n/u	n/u	3.5	-1.0
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	3.5	-1.3	3.9	-1.5
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	**	**	3.5	-1.3	3.7	-1.3
New Westminster	n/u	n/u	n/s	n/s	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	**	**
North Vancouver DM	n/s	**	**	**	++	**	++	**	++	**
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	4.2	1.4	6.5	1.3	6.0	**
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	2.7	-1.0	3.4	-1.4	5.8	-1.5
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	-1.0	++	0.9	2.4	1.2	1.9
Tri-Cities	n/u	n/u	**	**	++	++	1.0	-1.5	0.7	-0.9
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	3.8	-0.8	**	2.3	**	2.6	2.9	1.3	2.8	2.2

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stansley Park	0.3	0.4	0.2	0.9	0.9	1.2	2.6	0.0	0.3	0.8
English Bay	1.1	0.9	1.1	0.9	0.8	1.9	0.0	0.0	1.1	1.0
Downtown	0.3	0.8	0.5	1.0	0.4	1.3	0.0	0.0	0.4	1.0
West End/Downtown (Zones 1-3)	0.5	0.8	0.7	0.9	0.6	1.4	0.9	0.0	0.6	1.0
South Granville/Oak	0.8	1.0	0.5	0.6	0.7	0.7	0.0	0.0	0.6	0.7
Kitsilano/Point Grey	1.0	0.7	0.4	1.6	0.8	0.9	**	**	0.6	1.3
Westside/Kerrisdale	1.0	1.5	1.3	1.4	1.1	1.6	3.4	1.0	1.3	1.5
Marpole	0.3	1.0	0.9	1.6	0.9	1.8	0.0	0.0	0.9	1.6
Mount Pleasant/Renfrew Heights	0.8	0.6	0.5	1.0	1.1	1.1	**	0.0	0.6	0.9
East Hastings	0.4	1.5	0.9	1.3	0.9	0.3	1.1	0.0	0.8	1.2
Southeast Vancouver	1.9	1.4	1.1	1.8	0.9	1.0	1.7	1.4	1.1	1.5
City of Vancouver (Zones 1-10)	0.6	0.9	0.7	1.1	0.8	1.1	1.9	0.5	0.7	1.1
University Endowment Lands	0.0	0.0	0.2	0.0	0.8	0.8	**	0.0	0.4	0.4
Central Park/Metrotown	1.3	1.1	2.1	1.7	1.3	2.0	0.0	0.0	1.8	1.7
Southeast Burnaby	0.7	1.7	2.6	2.2	3.0	3.0	6.1	3.8	2.8	2.5
North Burnaby	2.2	1.7	2.2	2.2	2.0	3.7	5.0	4.8	2.4	2.9
Burnaby (Zones 12-14)	1.5	1.4	2.2	1.9	1.9	2.8	4.8	4.1	2.2	2.2
New Westminster	2.8	2.1	3.5	2.2	1.6	2.5	0.6	0.6	2.9	2.2
North Vancouver City	0.9	0.4	0.5	1.1	0.4	0.6	0.0	0.0	0.5	0.9
North Vancouver DM	0.5	0.5	0.6	1.1	0.3	0.9	0.5	0.5	0.4	0.8
West Vancouver	0.0	0.6	0.4	1.1	0.0	0.8	0.0	**	0.2	0.9
Richmond	1.0	0.0	1.6	1.7	0.7	2.1	0.3	3.1	1.0	2.0
Delta	4.5	0.0	1.5	1.6	1.4	2.2	0.0	2.9	1.5	1.8
Surrey	0.0	3.5	3.9	5.2	3.9	6.5	3.9	4.9	3.9	5.7
White Rock	1.3	2.6	0.7	2.9	0.3	4.7	12.5	0.0	0.7	3.3
Langley City and Langley DM	0.0	10.3	4.7	4.8	2.8	3.5	0.4	2.8	3.2	4.3
Tri-Cities	1.1	2.2	3.2	2.7	2.9	4.2	2.2	2.5	2.9	3.2
Maple Ridge/Pitt Meadows	0.0	**	4.9	5.8	2.4	3.4	5.3	3.1	4.0	4.6
Vancouver CMA	0.9	1.1	1.4	1.7	1.5	2.4	2.2	2.5	1.4	1.8

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	872	902	1,112	1,145	1,712	1,803	2,961	2,958	1,161	1,200
English Bay	904	919	1,112	1,142	1,649	1,705	2,448	2,404	1,142	1,174
Downtown	1,023	1,047	1,195	1,219	1,887	1,920	2,547	2,539	1,252	1,277
West End/Downtown (Zones 1-3)	964	985	1,151	1,179	1,787	1,836	2,679	2,664	1,199	1,229
South Granville/Oak	860	872	1,085	1,104	1,529	1,566	1,860	2,040	1,134	1,163
Kitsilano/Point Grey	865	882	1,076	1,102	1,582	1,571	1,943	**	1,173	1,169
Westside/Kerrisdale	819	838	1,115	1,116	1,714	1,723	2,516	2,629	1,327	1,332
Marpole	696	714	812	840	1,069	1,115	1,120	1,244	846	878
Mount Pleasant/Renfrew Heights	766	832	915	915	1,173	1,213	1,334	1,570	942	969
East Hastings	806	845	845	887	1,094	1,149	1,380	1,430	886	935
Southeast Vancouver	740	828	922	931	1,242	1,263	1,120	1,229	1,010	1,033
City of Vancouver (Zones 1-10)	881	910	1,045	1,067	1,498	1,526	1,846	1,912	1,106	1,131
University Endowment Lands	1,152	1,109	1,345	1,316	1,899	1,860	2,245	2,195	1,645	1,603
Central Park/Metrotown	779	797	889	904	1,136	1,151	1,446	1,452	950	966
Southeast Burnaby	665	679	776	791	939	966	1,082	1,164	832	856
North Burnaby	704	743	890	913	1,167	1,178	1,430	1,426	1,008	1,025
Burnaby (Zones 12-14)	733	757	870	888	1,109	1,124	1,364	1,377	948	966
New Westminster	658	675	794	801	1,025	1,072	1,303	1,258	849	866
North Vancouver City	828	831	943	957	1,172	1,225	1,462	1,537	1,006	1,027
North Vancouver DM	853	880	988	1,021	1,259	1,291	1,570	1,720	1,227	1,294
West Vancouver	936	936	1,206	1,247	1,967	2,044	2,795	2,788	1,475	1,516
Richmond	736	749	905	947	1,142	1,176	1,357	1,425	1,067	1,104
Delta	604	622	759	776	956	995	1,014	1,071	838	868
Surrey	610	614	718	723	898	887	1,102	1,105	836	833
White Rock	704	712	816	840	1,013	1,030	1,395	1,429	865	883
Langley City and Langley DM	631	638	763	757	912	920	1,079	1,107	852	855
Tri-Cities	675	677	785	794	997	1,009	1,381	1,355	928	934
Maple Ridge/Pitt Meadows	601	671	697	709	890	922	1,254	1,224	807	827
Vancouver CMA	841	866	964	982	1,243	1,267	1,445	1,471	1,037	1,058

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	717	719	2,639	2,640	478	479	39	39	3,873	3,877
English Bay	898	906	5,081	5,070	659	679	29	29	6,667	6,684
Downtown	2,104	2,057	6,745	6,679	1,239	1,227	43	42	10,131	10,005
West End/Downtown (Zones 1-3)	3,719	3,682	14,465	14,389	2,376	2,385	111	110	20,671	20,566
South Granville/Oak	1,317	1,318	4,789	4,801	1,402	1,434	43	47	7,551	7,600
Kitsilano/Point Grey	882	873	4,832	4,936	1,236	1,279	47	47	6,997	7,135
Westside/Kerrisdale	196	197	1,756	1,731	983	947	115	113	3,050	2,988
Marpole	375	375	2,919	2,908	719	712	19	20	4,032	4,015
Mount Pleasant/Renfrew Heights	891	879	4,298	4,245	956	961	83	83	6,228	6,168
East Hastings	785	823	3,242	3,285	771	775	133	143	4,931	5,026
Southeast Vancouver	209	227	1,089	1,111	611	646	67	74	1,976	2,058
City of Vancouver (Zones 1-10)	8,374	8,374	37,390	37,406	9,054	9,139	618	637	55,436	55,556
University Endowment Lands	57	56	489	485	543	526	79	55	1,168	1,122
Central Park/Metrotown	374	373	4,350	4,308	1,643	1,638	60	56	6,427	6,375
Southeast Burnaby	146	146	1,359	1,360	727	728	148	151	2,380	2,385
North Burnaby	292	291	2,316	2,325	1,163	1,165	415	413	4,186	4,194
Burnaby (Zones 12-14)	812	810	8,025	7,993	3,533	3,531	623	620	12,993	12,954
New Westminster	792	779	5,075	5,058	1,966	2,056	161	158	7,994	8,051
North Vancouver City	514	513	3,565	3,558	1,740	1,736	53	51	5,872	5,858
North Vancouver DM	183	183	366	373	399	406	411	410	1,359	1,372
West Vancouver	239	240	1,302	1,302	701	701	98	98	2,340	2,341
Richmond	196	196	1,090	1,170	1,331	1,333	519	519	3,136	3,218
Delta	72	71	824	800	660	675	34	34	1,590	1,580
Surrey	81	85	2,580	2,657	2,460	2,491	672	674	5,793	5,907
White Rock	79	76	923	936	371	376	8	9	1,381	1,397
Langley City and Langley DM	86	86	978	1,006	956	987	246	247	2,266	2,326
Tri-Cities	185	184	2,408	2,411	1,751	1,744	594	602	4,938	4,941
Maple Ridge/Pitt Meadows	15	15	850	840	544	539	131	129	1,540	1,523
Vancouver CMA	11,685	11,668	65,865	65,995	26,009	26,240	4,247	4,243	107,806	108,146

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/Stanley Park	0.6	1.1	0.8	1.4	1.7	1.6	2.6	2.7	0.9	1.4
English Bay	1.4	2.1	1.4	1.7	1.1	1.9	0.0	0.0	1.4	1.8
Downtown	1.1	2.0	1.1	2.5	1.1	2.3	0.0	2.4	1.1	2.4
West End/Downtown (Zones 1-3)	1.0	1.8	1.2	2.0	1.2	2.1	0.9	1.9	1.2	2.0
South Granville/Oak	1.2	2.2	1.1	1.4	1.5	1.5	0.0	0.0	1.2	1.5
Kitsilano/Point Grey	**	0.9	0.9	2.3	1.3	2.3	**	**	1.1	2.1
Westside/Kerrisdale	1.6	1.5	2.1	1.6	1.9	2.7	3.4	2.0	2.1	1.9
Marpole	1.2	2.2	2.4	2.4	2.5	2.9	0.0	0.0	2.3	2.4
Mount Pleasant/Renfrew Heights	1.1	1.3	0.9	1.6	1.3	**	**	0.0	1.0	1.6
East Hastings	1.2	1.9	1.6	2.0	1.9	0.8	1.9	0.7	1.6	1.8
Southeast Vancouver	3.4	2.7	3.6	3.1	2.0	3.3	1.7	2.8	3.0	3.1
City of Vancouver (Zones 1-10)	1.2	1.8	1.4	2.0	1.6	2.1	2.1	1.2	1.4	2.0
University Endowment Lands	0.0	0.0	0.5	0.0	0.8	0.8	**	0.0	0.5	0.4
Central Park/Metrotown	1.3	2.7	2.5	3.0	1.7	2.8	0.0	0.0	2.2	2.9
Southeast Burnaby	0.7	3.3	2.7	4.1	3.2	3.3	6.1	5.8	3.0	3.9
North Burnaby	3.9	4.1	3.1	3.5	3.2	4.4	7.2	4.8	3.6	3.9
Burnaby (Zones 12-14)	2.1	3.3	2.7	3.3	2.5	3.4	6.2	4.6	2.8	3.4
New Westminster	3.8	2.2	4.5	3.1	3.0	3.6	2.0	0.6	4.0	3.1
North Vancouver City	1.9	1.8	1.3	2.0	1.4	1.4	**	0.0	1.4	1.8
North Vancouver DM	6.0	4.4	3.0	3.0	1.1	2.0	1.4	1.8	2.4	2.5
West Vancouver	0.4	3.4	1.6	1.9	0.6	1.0	1.0	1.1	1.2	1.7
Richmond	1.6	1.5	2.7	3.3	1.1	2.8	0.3	3.5	1.5	3.0
Delta	4.5	0.0	2.6	1.9	1.5	2.8	0.0	2.9	2.2	2.2
Surrey	1.2	3.5	4.4	5.6	4.6	6.7	4.3	5.2	4.4	6.0
White Rock	2.5	2.6	1.7	3.3	1.6	5.0	12.5	0.0	1.8	3.7
Langley City and Langley DM	2.2	11.4	5.8	5.2	4.5	4.1	1.7	3.6	4.7	4.8
Tri-Cities	2.7	3.8	4.6	3.6	3.7	5.5	3.0	4.2	4.0	4.4
Maple Ridge/Pitt Meadows	0.0	**	6.4	6.8	3.3	4.8	5.3	3.1	5.1	5.7
Vancouver CMA	1.6	2.1	2.2	2.6	2.3	3.2	2.9	3.2	2.2	2.7

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Vancouver CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
West End/St Stanley Park	++	3.8	1.6	3.6	2.9	6.3	11.1	2.7	1.7	3.7
English Bay	2.1	1.8	4.3	2.7	7.5	2.7	++	2.6	4.2	2.9
Downtown	1.6	2.5	3.1	3.0	0.8	1.8	3.9	**	2.6	2.9
West End/Downtown (Zones 1-3)	1.5	2.6	3.2	3.0	3.3	2.9	**	3.5	2.9	3.0
South Granville/Oak	3.5	2.9	3.2	2.2	3.4	1.7	++	**	3.2	2.1
Kitsilano/Point Grey	3.4	1.4	2.5	3.2	3.9	**	++	++	2.4	2.7
Westside/Kerrisdale	0.9	1.4	++	2.0	1.7	2.0	++	4.4	2.7	1.8
Marpole	-1.1	2.6	1.4	2.6	3.5	3.4	++	++	1.4	3.2
Mount Pleasant/Renfrew Heights	++	4.3	3.2	2.4	3.3	1.5	5.2	5.5	2.5	3.1
East Hastings	4.5	4.1	4.0	2.7	++	4.6	10.4	++	4.0	2.7
Southeast Vancouver	5.5	1.8	3.1	1.5	0.7	2.7	++	3.8	2.1	2.2
City of Vancouver (Zones 1-10)	2.2	2.8	2.9	2.7	3.0	2.6	4.1	3.9	2.8	2.8
University Endowment Lands	4.1	-2.4	0.9	1.8	**	-0.9	3.1	-3.6	2.0	-0.6
Central Park/Metrotown	1.6	1.5	1.4	1.5	0.8	2.2	++	5.7	1.2	1.7
Southeast Burnaby	3.2	2.9	2.1	1.6	1.5	3.1	++	2.5	1.8	2.2
North Burnaby	3.3	3.8	2.8	2.8	3.2	2.1	2.2	++	3.3	2.0
Burnaby (Zones 12-14)	2.4	2.4	1.9	1.9	1.6	2.4	1.5	2.7	2.0	1.9
New Westminster	1.3	2.3	1.3	1.7	2.1	2.6	2.5	++	1.5	1.7
North Vancouver City	2.3	2.3	2.2	2.0	3.1	3.2	++	++	2.3	2.7
North Vancouver DM	2.5	1.0	1.4	4.5	2.1	4.5	++	8.2	1.6	4.9
West Vancouver	4.9	++	2.3	3.7	1.3	4.9	6.2	++	2.5	4.4
Richmond	1.1	3.3	0.3	1.2	2.6	1.6	4.6	1.1	2.1	1.3
Delta	4.1	1.1	1.8	3.8	1.3	4.6	-3.3	3.8	1.2	4.1
Surrey	1.4	++	++	++	0.2	-0.2	-1.3	2.3	-0.2	0.2
White Rock	4.0	++	1.3	2.8	++	2.6	-2.6	2.3	1.2	2.8
Langley City and Langley DM	0.6	1.7	2.4	++	2.0	++	3.0	++	1.9	++
Tri-Cities	3.6	1.3	1.4	1.1	1.4	1.3	3.6	-2.6	1.6	0.6
Maple Ridge/Pitt Meadows	2.0	**	4.3	1.7	4.0	2.1	4.7	-1.8	4.3	2.4
Vancouver CMA	2.2	2.5	2.3	2.3	2.3	2.3	2.7	1.9	2.3	2.3

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	7.4	3.8	7.0	4.0	5.4	3.8	0.0	**	6.1	3.9
Zone 2 - Mission	13.3	13.3	14.9	8.0	8.7	6.4	n/u	n/u	12.0	7.4
Abbotsford-Mission CMA	8.2	5.0	7.8	4.4	5.7	4.0	0.0	**	6.7	4.2

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1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	565	563	668	666	807	827	921	938	736	745
Zone 2 - Mission	529	538	621	620	732	732	n/u	n/u	667	667
Abbotsford-Mission CMA	560	559	663	661	800	818	921	938	729	737

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	107	106	1,559	1,574	1,663	1,660	36	34	3,365	3,374
Zone 2 - Mission	15	15	188	188	173	173	0	0	376	376
Abbotsford-Mission CMA	122	121	1,747	1,762	1,836	1,833	36	34	3,741	3,750

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	8.4	5.7	7.8	5.0	6.0	4.6	**	**	6.9	4.8
Zone 2 - Mission	13.3	13.3	16.5	11.2	9.8	8.7	n/u	n/u	13.3	10.1
Abbotsford-Mission CMA	9.0	6.6	8.8	5.7	6.3	5.0	**	**	7.5	5.4

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
	to	to	to	to	to	to	to	to	to	to
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	2.4	-4.3	1.4	++	2.7	1.4	**	++	2.0	1.1
Zone 2 - Mission	0.6	1.2	0.5	-0.3	1.0	-0.8	n/u	n/u	1.2	-0.3
Abbotsford-Mission CMA	2.2	-4.0	1.3	++	2.6	1.2	**	++	1.9	1.0

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	n/u	**	**	**
1960 - 1974	9.2	3.9	13.2	5.3	12.2	5.4	**	**	12.4	5.1
1975 - 1989	4.0	4.2	5.5	4.5	4.4	5.2	0.0	0.0	4.9	4.8
1990 - 1999	0.0	12.5	3.7	2.5	5.7	1.6	**	**	5.0	2.0
2000+	**	**	0.0	0.0	0.5	1.0	n/u	n/u	0.3	0.6
Total	8.2	5.0	7.8	4.4	5.7	4.0	0.0	**	6.7	4.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	n/u	**	**	**
1960 - 1974	564	578	654	647	787	781	**	**	690	686
1975 - 1989	576	530	657	665	762	778	894	907	711	722
1990 - 1999	541	528	666	648	841	849	**	**	785	784
2000+	**	**	767	743	907	997	n/u	n/u	849	897
Total	560	559	663	661	800	818	921	938	729	737

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
3 to 5 Units	n/u	n/u	**	0.0	20.0	0.0	n/s	**	**	**
6 to 19 Units	18.9	0.0	7.1	7.1	7.5	7.7	**	**	7.7	7.2
20 to 49 Units	11.1	7.9	9.7	5.6	6.8	5.0	**	**	8.4	5.5
50 to 99 Units	2.0	2.1	5.8	3.2	3.9	3.0	0.0	0.0	4.7	3.0
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	8.2	5.0	7.8	4.4	5.7	4.0	0.0	**	6.7	4.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
3 to 5 Units	n/u	n/u	**	**	736	768	n/s	n/s	716	747
6 to 19 Units	451	508	606	626	737	772	n/s	n/s	666	703
20 to 49 Units	575	563	659	655	783	784	**	**	713	709
50 to 99 Units	564	562	667	671	816	848	948	971	744	762
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	560	559	663	661	800	818	921	938	729	737

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford-Mission CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	**	**	7.9	8.3	8.3	4.5	3.7	3.0	**	**	n/u	n/u
Zone 2 - Mission	n/u	n/u	7.1	1.8	8.8	10.8	**	**	n/u	n/u	n/u	n/u
Abbotsford-Mission CMA	**	**	7.7	7.2	8.4	5.5	4.7	3.0	**	**	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford-Mission CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
LT \$600	4.7	5.1	2.5	1.7	n/s	**	n/s	n/s	3.1	3.0
\$600 - \$699	12.1	5.1	8.9	3.6	4.9	0.0	n/s	n/s	8.5	3.4
\$700 - \$799	n/s	n/s	9.3	10.0	7.4	5.6	**	**	8.1	7.0
\$800 - \$899	n/s	n/s	1.3	0.0	4.8	4.9	**	**	4.2	4.6
\$900 - \$999	n/s	n/s	n/s	n/s	4.4	0.9	**	7.1	4.3	1.3
\$1000+	n/s	n/s	n/s	n/s	**	1.0	**	**	**	1.0
Total	8.2	5.0	7.8	4.4	5.7	4.0	0.0	**	6.7	4.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	3.4	2.2	0.5
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	3.7	8.3	2.9	3.4

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	801	816
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	1,119	1,179	890	934

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	0	0	44	45	116	114	29	29	189	188
Zone 2 - Mission	0	0	0	0	0	0	56	80	56	80
Abbotsford-Mission CMA	0	0	44	45	116	114	85	109	245	268

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	3.4	5.7	2.7
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	5.0	8.3	5.6	4.9

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to	Oct-10 to	Oct-11 to
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	-5.5	1.9	-3.6	1.2

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	7.4	3.8	6.8	3.9	5.2	3.5	0.0	3.3	5.9	3.7
Zone 2 - Mission	13.3	13.3	14.9	8.0	8.7	6.4	**	**	11.1	7.9
Abbotsford-Mission CMA	8.2	5.0	7.7	4.3	5.5	3.8	2.7	7.1	6.5	4.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	565	563	670	667	807	826	928	990	739	748
Zone 2 - Mission	529	538	621	620	732	732	**	**	736	763
Abbotsford-Mission CMA	560	559	665	662	801	818	1,068	1,130	739	750

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	107	106	1,603	1,619	1,779	1,774	65	63	3,554	3,562
Zone 2 - Mission	15	15	188	188	173	173	56	80	432	456
Abbotsford-Mission CMA	122	121	1,791	1,807	1,952	1,947	121	143	3,986	4,018

The following letter codes are used to indicate the reliability of the estimates:

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	8.4	5.7	7.6	5.1	6.1	4.3	3.8	5.0	6.8	4.7
Zone 2 - Mission	13.3	13.3	16.5	11.2	9.8	8.7	**	**	12.3	10.1
Abbotsford-Mission CMA	9.0	6.6	8.5	5.7	6.5	4.7	4.6	7.8	7.4	5.3

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix link](#) for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
	to	to	to	to	to	to	to	to	to	to
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Abbotsford	2.4	-4.3	1.2	++	2.5	1.4	**	++	1.8	1.1
Zone 2 - Mission	0.6	1.2	0.5	-0.3	1.0	-0.8	**	**	++	++
Abbotsford-Mission CMA	2.2	-4.0	1.2	++	2.3	1.2	**	++	1.6	1.0

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Vancouver CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-11	Oct-12	Oct-11	Oct-12
Burrard Peninsula	0.5	1.0	0.6	1.0
Vancouver Westside	0.9	1.4	0.7	1.1
Vancouver Eastside	0.4	1.3	0.8	1.1
Vancouver East/Westside	0.6	1.3	0.7	1.1
Vancouver City	0.5	1.1	0.7	1.1
Suburban Vancouver	1.3	0.9	2.4	2.3
North Shore	0.5	0.9	0.4	0.9
Fraser Valley	1.6	1.1	3.1	4.7
Vancouver CMA	0.9	1.0	1.4	1.8

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Vancouver CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Burrard Peninsula	**	985	1,565	1,179	2,098	1,823	**	2,664
Vancouver Westside	**	849	**	1,060	2,072	1,555	**	2,197
Vancouver Eastside	**	836	1,074	906	**	1,205	**	1,397
Vancouver East/Westside	**	844	1,553	1,004	2,088	1,441	**	1,792
Vancouver City	**	910	1,494	1,070	2,067	1,536	**	1,971
Suburban Vancouver	**	716	971	852	1,392	1,084	**	1,281
North Shore	**	866	1,287	1,036	1,409	1,436	**	2,028
Fraser Valley	**	647	1,023	752	1,170	921	**	1,033
Vancouver CMA	**	864	1,299	982	1,662	1,261	**	1,480

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Vancouver CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Burrard Peninsula	**	**	1,494	1,565	1,920	2,098	**	**	1,763	1,761
Vancouver Westside	**	**	1,522	**	1,881	2,072	**	**	1,695	2,037
Vancouver Eastside	**	**	1,068	1,074	**	**	**	**	1,359	1,108
Vancouver East/Westside	**	**	1,502	1,553	1,911	2,088	**	**	1,746	1,825
Vancouver City	**	**	1,432	1,494	1,863	2,067	**	**	1,685	1,769
Suburban Vancouver	**	**	819	971	1,342	1,392	1,692	**	1,173	1,257
North Shore	**	**	**	1,287	1,433	1,409	**	**	1,284	1,334
Fraser Valley	**	**	**	1,023	**	1,170	**	**	**	1,119
Vancouver CMA	**	**	1,195	1,299	1,663	1,662	1,908	**	1,474	1,499

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Vancouver CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-11	Oct-12	Oct-11	Oct-12
Vancouver City				
3 to 24 Units	1.4	1.6	0.9	1.5
25 to 49 Units	0.6	0.9	0.6	0.9
50 to 74 Units	0.4	0.6	0.5	0.7
75 to 99 Units	0.4	**	0.4	1.1
100+ Units	0.4	1.1	0.8	0.9
Total	0.5	1.1	0.7	1.1
Vancouver CMA				
3 to 24 Units	1.8	1.4	1.4	2.1
25 to 49 Units	0.6	1.0	1.5	1.6
50 to 74 Units	0.6	0.4	1.9	2.1
75 to 99 Units	1.0	1.9	1.0	2.1
100+ Units	0.9	1.0	0.9	1.2
Total	0.9	1.0	1.4	1.8

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments² Vancouver CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Burrard Peninsula	32,935	34,589	14,286	15,765	43.4	45.6	0.5	1.0
Vancouver Westside	20,545	20,442	4,192	4,264	20.4	20.9	0.9	1.4
Vancouver Eastside	14,887	15,998	3,642	3,856	24.5	24.1	0.4	1.3
Vancouver East/Westside	35,432	36,440	7,828	8,121	22.1	22.3	0.6	1.3
Vancouver City	68,367	71,029	22,035	23,869	32.2	33.6	0.5	1.1
Suburban Vancouver	64,777	69,978	14,207	15,205	21.9	21.7	1.3	0.9
North Shore	12,439	13,580	2,616	2,747	21.0	20.2	0.5	0.9
Fraser Valley	28,593	32,760	5,981	6,705	20.9	20.5	1.6	1.1
Vancouver CMA	174,176	187,347	44,804	48,528	25.7	25.9	0.9	1.0

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments² By Building Size
Vancouver CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Vancouver City								
3 to 24 Units	6,446	6,384	1,209	1,144	18.8	17.9	1.4	1.6
25 to 49 Units	11,759	12,036	2,368	2,350	20.1	19.5	0.6	0.9
50 to 74 Units	7,654	7,349	1,783	1,629	23.3	22.2	0.4	0.6
75 to 99 Units	6,623	6,527	1,758	1,735	26.5	26.6	0.4	**
100+ Units	35,885	38,733	14,970	17,017	41.7	43.9	0.4	1.1
Total	68,367	71,029	22,035	23,869	32.2	33.6	0.5	1.1
Vancouver CMA								
3 to 24 Units	10,412	10,986	1,737	1,698	16.7	15.5	1.8	1.4
25 to 49 Units	26,186	28,522	4,297	4,467	16.4	15.7	0.6	1.0
50 to 74 Units	20,716	22,847	4,013	3,852	19.4	16.9	0.6	0.4
75 to 99 Units	16,872	17,582	3,747	3,632	22.2	20.7	1.0	1.9
100+ Units	99,990	107,410	31,059	34,860	31.1	32.5	0.9	1.0
Total	174,176	187,347	44,804	48,528	25.7	25.9	0.9	1.0

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

² Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Vancouver CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Vancouver CMA										
Single Detached	**	**	**	934	1,312	1,321	1,786	1,820	1,624	1,743
Semi detached, Row and Duplex	**	**	**	**	1,088	1,138	1,373	1,337	1,157	1,150
Other-Primarily Accessory Suites	**	**	**	764	971	924	1,383	1,429	**	963
Total	**	**	**	844	1,088	1,057	1,520	1,521	1,201	1,183

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Vancouver CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-11	Oct-12
Vancouver CMA		
Single Detached	22,028	17,742
Semi detached, Row and Duplex	**	46,731
Other-Primarily Accessory Suites	**	39,307
Total	101,808	103,780

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Abbotsford-Mission CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	**	883	1,223	1,341	1,159	1,273
Semi detached, Row and Duplex	**	**	**	**	**	**	947	1,044	705	933
Other-Primarily Accessory Suites	**	**	621	**	679	663	1,042	1,176	745	652
Total	**	**	**	**	621	711	1,100	1,207	835	914

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type
Abbotsford-Mission CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-11	Oct-12
Abbotsford-Mission CMA		
Single Detached	2,364	2,704
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	1,919	**
Total	8,501	9,365

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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